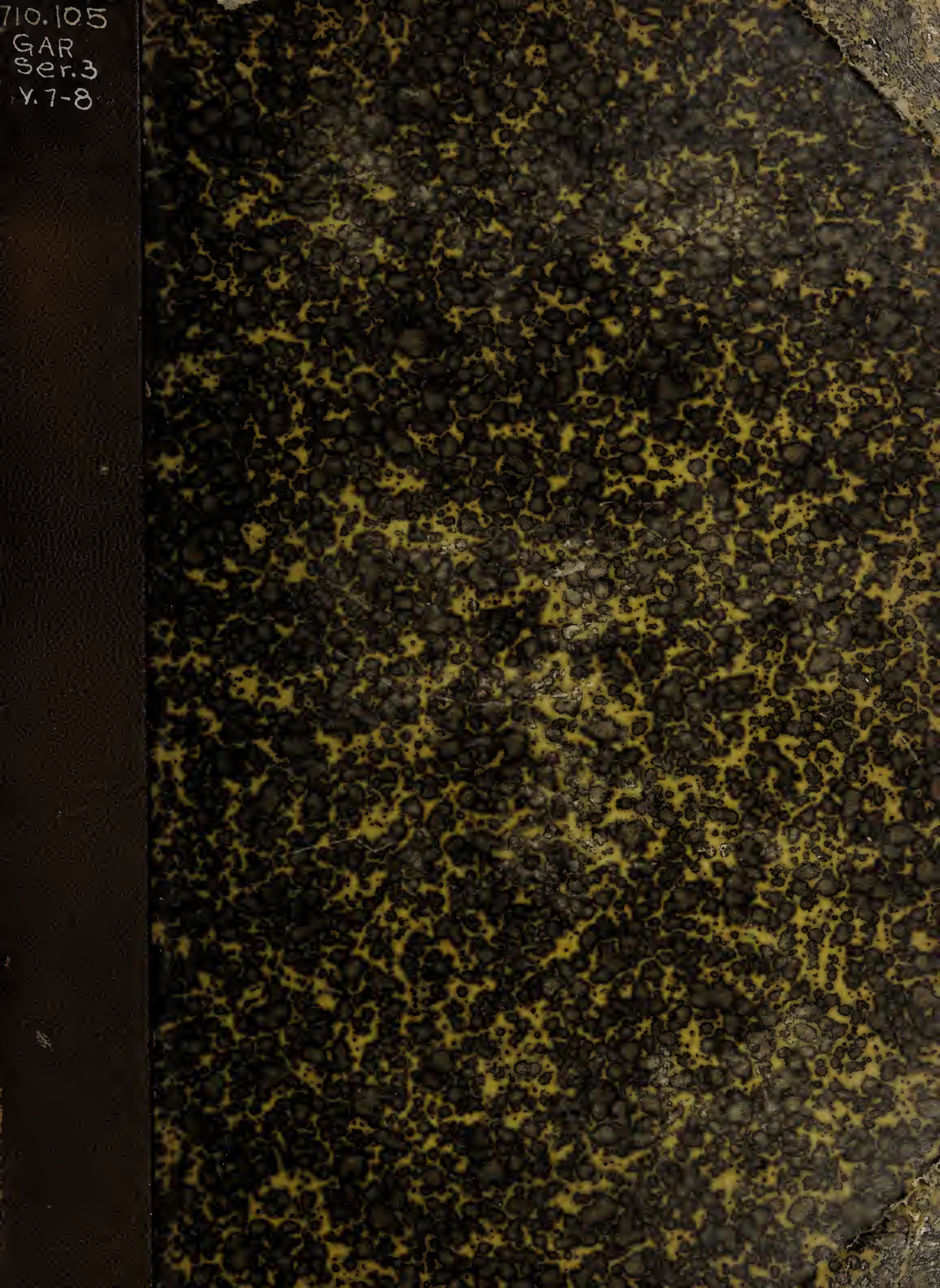


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INCORPORATING THE HOUSING REFORMER  
EDITED BY EWART G. CULPIN

New Series. Vol. VII, No. I

January, 1917

SUBSCRIBERS are reminded that subscriptions fall due on the 1st of January, and particularly at this time, when every economy has to be practised, it would be a great saving of labour and expense if subscribers would send in their contributions at once, and so save the staff the work of making applications. Consideration in this regard would be highly appreciated.

It has been decided that the Annual Meeting be held at 3, Gray's Inn Place, at 5 p.m. on Wednesday, February 14th. Further particulars will be forwarded to members.

The Board of Agriculture and Fisheries have acquired, under the provisions of the Small Holdings Colonies Act, 1916, for the purpose of a land-settlement colony of ex-service men, an estate of 2,363 acres near Patrington, in the East Riding of Yorkshire, about fifteen miles distant from Hull. Vacant possession will be obtained at April 6th, 1917. The soil is a rich alluvium, capable of producing very heavy crops. This colony, when fully developed, will consist of a central farm of about 200 acres, and sixty small holdings of "mixed farming" type, averaging about thirty-five acres in extent. The equipment of each of the latter will include a comfortable cottage and the necessary farm buildings for carrying on the holding. The central farm will be under the management of a director, and will be equipped with machinery, implements, horses, etc., which will be let out on hire to settlers requiring them. It will, in the first instance, embrace the greater part, if not the whole, of the estate, portions of which will be taken away from time to time for the formation or extension of the settlers' holdings. Selected applicants will receive preliminary training by working on the central farm under the supervision of the director, receiving wages until such time as they are considered capable of working a holding independently. They will then be allotted, at a reasonable rental, land near their cottages, which, if of less extent than the averaged-sized holding above indicated, may be subsequently increased by taking further land from the central farm. Applicants who are able to satisfy



## 2 GARDEN CITIES AND TOWN PLANNING MAGAZINE

the Board that they have the necessary capital and experience may be allowed to take up holdings without preliminary training. Settlers, even when farming on their own account, will still have the benefit of the assistance and advice of the director of the colony. Co-operative methods will be adopted for the purchase of requirements and the consignment and disposal of produce.

It must be clearly understood that the Government do not propose to make direct advances of capital to ex-service men desirous of taking up holdings, but it is hoped that industrious men, even if possessed of but little capital of their own, by starting as workers on the central farm and at the same time cultivating a small plot on their own account, may gradually be able to increase the area under their own control until they are able to support themselves entirely from this source. Endeavours will be made to establish a system of co-operative credit to assist men of this class.

It is hoped to provide, by means of voluntary donations, a club-room and other social amenities. In the selection of settlers preference will be given as between men of equal merit and qualifications to those whose wives or sisters or daughters have, as the result of their employment on the land either before or during the war, acquired proficiency in milking or other farming operations. Those desirous to becoming applicants for holdings on this colony should send in their applications without delay to the Secretary, Board of Agriculture and Fisheries, 4, Whitehall Place, S.W., from whom forms for this purpose can be obtained. Letters or postcards asking that forms may be sent need not be stamped.

The Duke of Sutherland's farm of Borgie, which has been presented to the State for farms for ex-service men, contains 12,200 acres, and it is to be used primarily for the settlement of sailors and soldiers, not less than one-half being available for men who have served in the Navy. A "White Paper" reports that the land is already yielding excellent crops, and that much is available for reclamation.

The conference of members of local authorities of the north-western counties has passed a resolution appealing to the Local Government Board to convene district conferences similar to those already formed for Greater London, to consider the question of improved arterial road construction in the great industrial areas.

Very great disappointment exists among the members of the professional and other societies who were mainly instrumental in securing the holding of the Greater London arterial roads conference, and who recently presented the decisions of the conference to Mr. Walter Long. It will be remembered that Mr. Long in his reply seemed to have missed the whole point of the deputation, which was not that money should be spent immediately, but that the line of the proposed roads should be secured so that the routes should not be made impossible through building taking place before the money is available for making the roads. Since Colonel Hellard started his wonderful work at the traffic branch of the Board of Trade, and laid down the best routes for arterial roads, many of these have already been built upon, and alternative routes have had to be found. At the present time the combined labours of the conference of local authorities and the sub-committee of the London Society have resulted in a plan which represents an amount of patient investigation which has never before been equalled in this country. It is safe to say that no enterprise of such great importance to the well-being of Greater London has ever been undertaken with such able and



## REMOTE STORAGE

## NOTES

3

careful preparation, and if the results of this work are now lost it will not be possible, without the expenditure of enormous additional sums of money, to secure proper routes for the roads. Already many of them are threatened, and in one part of the eastern avenue roads have already been laid out across the route, and once these sites are built upon there are all the difficulties of compensation to consider. The local authority is passive, and nobody else has any powers: it is to be hoped, therefore, that even with the great questions of war before them, the Government will find opportunity for securing that these routes are made available.

Notice is given of an application to Parliament next session by the South-Eastern and Chatham Railway for an Act authorizing the Company to proceed with the proposed alteration and strengthening of Charing Cross railway bridge. After the decisive defeat which the Company's proposals received in the present session of Parliament, the audacity of this notice is immense. Apparently the directors hope that they will find the country and the House of Commons too much occupied with the war to pay attention to the uglification of London. They had better study the history of the Northern Junction Railway Bill; and take heed!

Through the influence of Mr. Raymond Unwin, who has met and advised all parties to the scheme, the Dublin Corporation and the Property Losses Association, representing those who suffered during the recent destruction, have come to an agreement on a scheme of reconstruction. A Bill is being prepared, and will shortly be introduced in Parliament.

Mr. Raymond Unwin, who was lent by the Local Government Board for the purpose of the scheme for the rebuilding of Dublin, lectured there on November 17th, under the auspices of the Housing and Town Planning Association of Ireland. In the course of his lecture Mr. Unwin recalled that it was owing to the fine civic spirit of Lord Aberdeen, who gave £500 in prizes, that the competition for a Dublin plan was started. He described the various plans which had been awarded premiums, and said that private initiative and generosity had now done its part, and what was Dublin going to do? It was now for the Corporation to take up the work, and he hoped the plans and report would be published in simple form, and made available for every citizen. Property owners of Dublin could do a great deal to settle the housing problem, and they would find that housing reformers were not their enemies. Land should be acquired on the outskirts of the city, and among the advantages of that plan would be the relief of the congestion in the centre. In conveying a vote of thanks, the Lord Mayor referred to the Corporation housing schemes, under which nearly 1,200 houses are to be erected on virgin soil.

Lieut.-Col. Francis E. Fremantle, who has been for some years the Honorary Treasurer of the Garden Cities and Town Planning Association, has just resigned his post as County Medical Officer of Health for Hertfordshire. In that capacity Colonel Fremantle won much public praise, and the attention which he paid to housing matters resulted in considerable improvements. Colonel Fremantle has, since the outbreak of war, devoted his services to our troops of the Expeditionary Force, where his organizing abilities have been of great value.



#### 4 GARDEN CITIES AND TOWN PLANNING MAGAZINE

Mr. Harold Shawcross, the Chairman of the National Housing and Town Planning Association, is advocating that the powers of the Public Works Loan Commissioners of lending money on building schemes be transferred to local authorities, who should be able to borrow at  $\frac{1}{4}$  per cent. above the interest at which the Government borrowed, and to charge an additional  $\frac{1}{4}$  per cent. when lending to public utility societies for building, or  $\frac{1}{2}$  per cent. to private builders.

Professor Abercrombie estimates that Scotland's housing shortage is 100,000.

The garden city of Letchworth has been the object of a most scandalous attack by one of the daily illustrated papers. The attack was so gross and the statements made so demonstrably false that it is possible it may have missed its mark, and that it will not have any serious prejudicial effect. It was actually stated that "the number of residents who live the ordinary life of honest British people is infinitesimal. The great increase is due to the influx of the hatless and long-haired, silly intellectual and intellectually silly males and females." One could hardly believe that it was possible for any responsible journalist to write such lies, and it is still more difficult to believe that any editor would pass them for publication. Yet the *Daily Sketch* served up nearly a column of this stuff, with nine lines of headings, among which were, "Honest People Rare," "Some Astonishing Conditions at Letchworth Garden City"! What malice prompted the information supposed to be given in the article it is difficult to imagine, as difficult as it is to imagine the imbecility of the writer who penned such rubbish without taking the trouble to confirm it. As already stated, the very floridness of the article may have prevented its doing much harm; but mud sticks, and sooner or later we shall inevitably find this article quoted in magazines and papers all over the world as an accurate description of garden city life. It is not only Letchworth that suffers from this sort of thing, although in this instance they were principally concerned; the whole movement is likely to be prejudicially affected. An unmuzzled lunatic of this description may do more harm to a worthy movement in this hundred or so lines than can be effaced by years of propaganda. It is satisfactory to note that immediate action was taken in this case, and that in a subsequent issue of the *Daily Sketch* a "withdrawal and correction" were printed. To our minds this was totally inadequate, and a substantial punishment should have been inflicted. Without some such drastic steps there will be no ending to these attacks made by a sensational Press in search of copy, to whom any movement of high endeavour is fair sport, and for whom no weapons are too foul to employ.

Mr. T. Alwyn Lloyd, L.R.I.B.A., was the lecturer at the November meeting of the Town Planning Institute, and gave an excellent account, illustrated with some striking lantern slides, of the difficulties of town planning in hilly districts. Many of the schemes with which he dealt have already been illustrated in our columns, the subject of town planning in Wales having occupied the attention of the Association continuously for the past ten years to a greater extent than any other part of the kingdom. Of especial interest were the slides showing the congested condition of even small mining villages, with the houses all built at the bottom of the valley, oftentimes to be reached by the sun only in the afternoon, while there is a huge expanse of hillside unbuilt upon. Mr. Lloyd made a number of valuable suggestions for building upon these southern slopes, using



Mr. Unwin's diagrams of one-sided streets in this regard. Among the speakers were Mr. C. T. Ruthen and Mr. Edgar L. Chappell, of the South Wales Garden Cities and Town Planning Association.

An interesting fact was reported at the monthly luncheon of the International Garden Cities and Town Planning Association on December 6th, this being the application of the Selskabet for Sundhedsplejen, of Copenhagen, for admission as members of the International Association. Although at various times individuals from Denmark have shown considerable interest in the growth of the garden city movement, and have joined international parties which have visited the British schemes, so far no organization had become affiliated to the international body. There are in Denmark quite a number of building associations, and also one which uses a title closely akin to that of the Association, but the "Selskabet for Sundhedsplejen," corresponding to the Sanitary Institute, is the only one which is really interested in Mr. Ebenezer Howard's ideas. There is at present a membership of three or four hundred.

Mr. Ebenezer Howard, the honoured founder of the garden city movement, has written to the managers of the Howard Memorial Hall at Letchworth, asking them to remove the name of "Howard" from the title of the hall and the Association which controls it, and notifying them that he proposes to remove from the walls the portrait of himself, painted by Mr. Spencer Pryse, presented to him by the Garden Cities and Town Planning Association. The hall was erected as a memorial to the late Mrs. Howard, who took a great share in her husband's work, and who died just at the time of its culmination in the starting of the Letchworth scheme. Up to recently the hall has been very considerably used by the various bodies in Letchworth. It was managed by a committee elected on a universal suffrage of the inhabitants of Letchworth, with a three months' residential qualification. In the past the committee has been chosen from those who used the hall, but during the agitation before the passing of the National Service Act a refusal to allow the hall to be used for a "no-conscription" meeting caused some feeling, and at the subsequent annual meeting there was some plain speaking on the part of those who insisted on the right of free speech. This party secured all the seats on the committee, but a poll being demanded it was carried out with all the pomp and ceremony of a Parliamentary election, and the "free-speech" advocates were defeated. The new committee has refused to allow the hall to be used for anything which savoured in their minds of unpatriotism. Mr. Howard's protest is in consequence of some of their decisions as to who may and may not speak there.

Professor A. Beresford Pite, F.R.I.B.A., is going to deliver four Cantor Lectures before the Royal Society of Arts on "Town Planning and Civic Architecture." The dates are January 29th, February 5th, 12th, 19th.

An exhibition has been opened in the Fine Art Society's Galleries, 148, New Bond Street, of some drawings made by Mr. Frank Brangwyn in the cities and towns of Belgium, which were originally intended for reproduction on wood blocks to illustrate the volume, *Belgium*, that formed the artist's gift to the field hospitals in Flanders. All the exhibits are for sale, and the proceeds will be given to Belgian charities.



## 6 GARDEN CITIES AND TOWN PLANNING MAGAZINE

The National Housing and Town Planning Council held a conference in Glasgow on the last two days of November. A resolution was passed in favour of a comprehensive scheme of housing, urging local authorities throughout Scotland to appoint housing committees, so that schemes may be ready when building is opportune.

Mr. Paul Waterhouse has been giving a series of lectures at the Surveyors' Institution on "Architecture and War," "The Growth and Over-growth of Towns," and "The London of the Future."

A private conference of professional and other bodies interested in housing reform was held in London on November 14th. Forty associations, etc., accepted invitations to attend, but the representatives of the professional bodies and propagandist societies made it clear that they attended without prejudice, and without any authority to vote upon resolutions submitted. A reasoned statement of the objections to parts of the Finance Act, 1909-10, was made by Mr. A. W. Shelton, whose investigations into the results of legislation command attention, and to which we have previously given prominence, but the whole of the proceedings were not so reasoned or reasonable. There was a good deal of mere political objection to the Act, and a number of those present apparently mistook the meeting for a political platform, their denunciations extending to the operation of the Town Planning Act, which some of them regarded as the chief hindrance to the buildings which they desired to erect. Very wisely the Chairman ruled out of order any discussion on the Act, of which there is no stronger advocate than Mr. Shelton. It was, however, symptomatic, and shows that housing reformers generally must be very careful in approaching builders' grievances, lest they be committed to something farthest from their wishes. The advocates of proper housing have already given their decision as to the ill-effects of the Finance Act, and they will be ill-advised to join in the propaganda of those whose concern is chiefly financial. The secretaries of the two principal housing associations gave grave warnings against some of the extremist speeches made, pointing out that if that attitude were adopted, moderate men could have no part in the proceedings.

A curious revival of the past cropped up at the Glasgow Housing Conference, when Sir John Lindsey, the Town Clerk, who was chairman the second day, had the temerity to defend the Scottish tenement system as against the English cottage. It is satisfactory to know that Sir John was the only exponent of this view, the Conference being dead against it. The Conference collapsed when Sir John was asked in which style he lived.

Sir William Byrne, the new Under-Secretary for Ireland, was the principal speaker at a luncheon at the Royal Hibernian Hotel, Dublin, on November 18th, when Mr. Raymond Unwin was entertained by the Civic Institute of Ireland.

Considerable attention is being paid to the excessive cost of cottage building and cottage rents in Scotland over those south of the Tweed. An article in the *Sanitary Record* alleges that the causes are consequent upon extravagant and hide-bound methods in construction. Among the causes pointed out are needless restrictions in by-laws—hollow walling is prohibited and the builder has had, in one city at least, to fill in the cavity with concrete—the excessive elaboration in Scottish houses requiring exterior walls of 21 inches to 24 inches and much greater weight of timbers,



the prodigal waste of timber in construction, profuse embellishments and mouldings, and the inflated prices due to " combines."

An interesting example of the practical manner in which the Overseas Governments are approaching the question of town planning and housing is given by the card which we have just received, issued by the South Australasian Government, which reads as follows :

#### TOWN PLANNING AND HOUSING BILL

Members of both Houses of Parliament are invited to view the Exhibition of Modern Town Plans, Photos of Garden Cities, and Views in Adelaide and Suburbs, now available in the Railway Standing Committee's Room.

Mr. Reade (British Town Planner) will be in attendance every day, from 2 p.m. to 5 p.m., when Parliament is sitting, and furnish any explanations where desired.

The Adelaide City Council has been condemning the Town Planning Bill of the South Australian Government, and incidentally Mr. Reade and his work. A very prompt reply has been issued by Mr. Reade, and circulated in the form of an eight-page pamphlet.

Mr. Walter Long, on October 31st, received a deputation of local authorities and others on the question of new arterial roads.

Alderman Regester, in introducing the deputation, said they did not ask that money should be expended on that or on any other object save that of the prosecution of the war to a victorious conclusion, but England would have a future, and it was to bring about the future construction of these roads that the deputation came before the President.

Sir Aston Webb said that unless the lines of the roads were laid down authoritatively, the numerous town planning schemes around London would be completed without reference to the scheme, and the construction of the roads would become impossible in later times.

Mr. Long, in reply, said that they, whether in the Government or out of it, were now obliged to think solely of the war. Until they could see more daylight with regard to the termination of the war, he regarded it as his duty to give all his time and strength to the war, and to let everything else stand on one side. They were all agreed, on broad principles, that it was desirable to have great arterial roads serving the traffic in and out of London made on more common-sense and definite principles than formerly, and that it was urgently necessary that there should be provision in town planning schemes.

What this really meant in the long run was money. As things were now, it was impossible for the Government to forecast what money would be available after the war. All he could do at present was to ask Sir George Gibb, as head of the Road Board, to examine the scheme of arterial roads at which the conference had arrived. If any public body was to find the money for such a purpose, it was the Road Board. The Board would report to the Government in due course as to the relative importance of the roads. He was afraid that this did not mean that there was any immediate prospect of the realization of their hopes. Other things, such as housing, sanitation, and water supply, had been hindered by the war, and he did not hesitate to say that, if he were Minister at that Department at the termination of the war, it would be his duty to advise the Government that their first call on public funds ought to be for the provision of housing for the people, for sanitation, and for water supply, without which housing was of little value.



# GREATER DUBLIN

BY JOHN NOLEN

THE following summary of report of the adjudicators of the competitive designs for the town plan of Dublin has been prepared for us by Mr. J. Nolen, of Cambridge, Massachusetts, one of the oldest members of our Association, and one whose work in different parts of the world has from time to time been recorded with interest in our pages :

The competition for the town plan of Dublin was held in connection with the Civic Exhibition, Ireland, 1914. His Excellency, the Earl of Aberdeen, then Lord-Lieutenant of Ireland, offered a prize of £500 to be awarded to the authors of the design placed first in order of merit by the adjudicators. The adjudicators were Professor Patrick Geddes, of Edinburgh, Mr. Charles McCarthy, of Dublin, and Dr. John Nolen, of Cambridge, Mass.

## THE ADJUDICATORS' AWARD

The following is the official statement of the adjudicators :

" By magnitude and comprehensiveness of exhibit, evidencing corresponding thought and labour, and by skill and beauty of execution, there stand out foremost among the eight series of designs submitted to us those of the competitor marked G.

" But the above-named qualities are not in themselves sufficient ; and the appeal of fine draughtsmanship must peculiarly be subordinated. The problem of the competition is to elicit the best ideas, both practical and suggestive ; and these may be (and at times are) broadly or even roughly stated ; yet this must not obscure their value ; a vital sketch may surpass a laboured drawing.

" Prolonged and repeated scrutiny, day by day, and by each of the adjudicators independently, has been given to each and every competitor's work, and towards recognition of specific merits as regards each and all of its main headings of the competition as above indicated, and of their details. It is only after such due and full study, that their award is given in favour of the plans and accompanying report marked G ; and they unanimously report that the merits of these, and their aggregate superiority, on grounds both practical and suggestive, and as regards all three heads of the competition—communications, housing, and metropolitan improvements—justify the award to him of the prize of £500.

" They are unanimous also in giving honourable mention to the plans of F, C, B, and H.

" While thus announcing their award, the adjudicators offer their congratulations upon the designs of this competition to all its participants. They also desire to congratulate the Civics Institute (which has conducted the material and business arrangements of the competition) and the Housing and Town Planning Association (which becomes the custodian of the premiated design, and of such others as may be voluntarily entrusted to it by the respective authors) ; and, above all, the Marquess of Aberdeen and Temair, for the encouraging and promising results which have arisen from his generous initiative."

In summarizing the report of the adjudicators, the following points should be recalled :

## CONDITIONS OF THE COMPETITION

1. The primary object of the competition was to elicit plans and reports of a preliminary and suggestive character, and thus to obtain contributions and alterna-



tives which may prove of value towards the guidance of the future development of Dublin.

2. The adjudicators were asked to give credit for suggestions of interest, as well as for solutions of value.

3. The main headings as outlined in the " Conditions of the Competition " were :

(a) *Communications*.—These were to include road, railway and canal systems ; main thoroughfares and streets, existing and proposed ; and the location of existing industries, with provision for future development.

(b) *Housing, Central and Suburban*.—Under this head were to be treated existing tenements ; new dwellings required ; density of population ; period of execution ; and the selection of possible sites and provision for open spaces, including gardens and playgrounds.

(c) *Metropolitan Improvements*.—These would apply particularly to the Greater Dublin area, and provide for public buildings with related planning, controlling natural features like the Liffey, the canals, and the sea front, and the broad provision for parks, parkways and boulevards of a metropolitan character.

#### THE REPORT OF THE ADJUDICATORS

In estimating the merit of the designs submitted, the adjudicators agreed to fix the following scale of markings :

(a) Communications	..	..	..	..	300
(b) Housing, central and suburban	..	..	..	..	400
(c) Metropolitan improvements	..	..	..	..	300

It is very satisfactory to have such a unanimous feeling among the adjudicators with regard to the premiated design, there appearing to be no difference of opinion whatever as to the superior merit of G. The authors of this plan proved to be Patrick Abercrombie (Liverpool), Sydney A. Kelly and Arthur J. Kelly. The plans presented by these designers show the greatest combination of bold and comprehensive suggestions for improvements, with conspicuous merit in their treatment. The proposals for railways, roads and thoroughfares, and the scheme for the improvement and ultimate expansion of the port, indicate an unusual grasp, both of the economic and topographical conditions. The metropolitan improvements are worthy of the most careful attention in the immediate and future development of Dublin. The schemes for suburban housing are at once attractive and practical.

It is to be regretted that the adjudicators felt it necessary, in order to comply strictly with the legal conditions of the competition, to award the prize to one set of plans. Otherwise an award might have been made to the authors whose plans were recorded by the letter F. They were J. M. Bogle (Liverpool), Arthur Panton, H. O. Burroughs, and O. Newbold. Under the circumstances it is possible only to give those designers first place among those receiving honourable mention.

Other competitors receiving honourable mention by the adjudicators are the following :

- (C) Kaye, Parry & Ross (Dublin).
- (B) F. A. Cushing Smith (Amherst, Mass.).
- (H) C. R. Ashbee and Chettle (London).

Considering the short time available for the preparation of the plans for the competition, which was less than six months, the plans submitted, not only those receiving the prize and honourable mention, but the others as well, show a very high general level of merit.



## RECOMMENDATIONS FOR THE FUTURE

The chief recommendations for the future are :

1. That the rebuilding of the sections of Dublin recently destroyed should, wherever practicable, be combined with and take advantage of the suggestions contained in the competitive designs, and thus made a part of the general plan for the permanent improvement of Dublin.

2. That steps be taken toward the collection of fundamental data and the preparation of a local survey, especially with regard to the conditions of industry, the improvement of street traffic, the acquisition of land for open spaces and parks, and the prompt improvement of housing conditions under a far-reaching programme.

3. That the expenditure of the new loan to the city of Dublin of two million dollars, from American bankers (Messrs. Lee, Higginson & Co., Boston), be related as closely as possible to the sound and far-seeing proposals for the improvement of housing and associated conditions of recreation for wage-earners.

4. That whatever steps are necessary be taken for the creation of a town planning commission for Greater Dublin, with ample authority and funds.

5. That a conference of the competitors be held as early as possible for the purpose of considering the large issues of this competition, and to provide for the publication in suitable form of a representative selection from the plans submitted, and extracts from the reports.

In conclusion, appreciation should be expressed to the Civics Institute of Ireland for its part in the programme, to each of the competitors for an important public service, and to the Marquess and Marchioness of Aberdeen and Temair for making the competition possible, and thus providing a programme for the development of Dublin at the time when it is most needed. The right note for the future is well expressed in the following quotation from the report of Mr. Abercrombie which accompanied the premiated design :

“ The noble features which Dublin possesses are well known : the splendid width of Sackville Street ; the expanse of Phoenix Park with its central avenue ; the sweep of the Liffey ; the glorious Customs House ; Dame Street with the City Hall and Castle at one end, the Bank and Trinity College at the other ; north and south circular roads, features which no English town possesses. These and many isolated buildings, such as the Four Courts and King’s Inns, are ready to be worked into a city plan which will bear comparison, monumentally, with Paris itself. The re-establishment of a National Parliament should give the necessary impetus to set a great town plan in motion, and the access of material prosperity which will ensue will provide the means to carry it out.”



Mr. Ashford, Secretary for Lands in the New South Wales Ministry, states in connection with the settlement of soldiers on the land that no more estates can be resumed until those acquired have been dealt with. So far the purchase of estates has represented a capital outlay of £746,000. A sum of £50,000 is available for the purchase of smaller properties suitable for fruit, vegetable, and poultry blocks, while another £100,000 is set apart for advances and improvements. In addition 500 blocks have been reserved for soldiers on the Murrumbidgee irrigation area. Up to date over 200 returned soldiers have been settled on Crown lands, which means that 25 per cent. of the blocks made available have been taken up.—*Reuter*.

“ When once the citizens of London begin to realize the disgrace of squalor and ugliness the architect will come into his own again.”—MR. ERNEST NEWTON.



# OUR PLACE IN WAR HOUSING

AN official statement has been issued by the Ministry of Munitions on the important work which is being done in regard to the housing of munition workers. It will be noticed with pleasure the prominence which is given to the work done by Public Utility Societies, and it is a cause of congratulation to all those who have supported the garden city movement to know that during the past twelve months the Association has several times been called in to advise those responsible for this important work, and that prompt advantage has been taken of the offer made by the Association when the proposal of small holdings colonies was first put forward. One of the most satisfactory features of the present condition of things from our point of view is that practically the whole of the housing work has been done in consultation with, and under the supervision of, men who have made their mark in the garden city movement. It is, indeed, an honour of which we may be proud, and those who have, throughout these difficult times, so liberally subscribed to the Association's funds will have no cause for regret that it has been possible to maintain the establishment, and to enable the officials to be continually at the disposal of those having housing schemes on hand. The following is the text of the note :

“ One of the most urgent problems which the Ministry of Munitions has to solve is the housing of the munition worker. The opening of a new factory, or the conversion of existing works to the needs of the State, often involves the transference of large numbers of workers to localities which at most can meet the requirements of a normal population, and even to localities where there is an actual shortage of houses. The immediate remedy is found in the provision of temporary accommodation ; but in other cases permanent buildings are erected, the latter method being followed especially where house famine is known to have existed in pre-war days, and where there are good prospects of permanent manufacturing activity. The methods adopted by the State for the provision of permanent accommodation vary according to local circumstances. In certain cases loans are made to public utility societies which undertake the housing of munition workers, such loans being conditioned after the manner familiarized to the public by garden suburb and other associations. In other circumstances loans have been made directly to certain individual firms. These loans have been issued at the current rate of interest—usually 5 per cent.—and run, generally speaking, for a period of forty years. Certain private firms—now controlled establishments—have, moreover, been permitted to charge some portion of the increase on the cost of building due to war conditions to that part of the firms' profits which would otherwise have gone to the Exchequer. Such an arrangement is, however, only made in exceptional cases. A contribution of a part of the capital cost of building is in other instances made by the State to certain local authorities. In all cases this contribution is less than the estimated increase due to war conditions.

## TYPE OF COTTAGE PROVIDED.

“ The type of permanent building erected by these varying methods is similar, and is that which characterizes our newer industrial areas, *i.e.*, a two-storey brick cottage, containing two or three bedrooms, a living-room, a kitchen, and a bath. In Scotland a permanent dwelling of more limited accommodation is often provided. Far more variety in construction has been found possible in the provision of temporary accommodation, and excluding the adaptation of existing buildings three distinct types of provisional accommodation have made their appearance : Temporary



cottages, hostels, and hutments, or groups of hostels. In two cases, moreover, the Ministry of Munitions has been obliged to provide temporary villages with their own schools, churches, hospitals, shops, and institutions. One of these munition villages is peopled almost entirely by Belgians. The temporary cottages for the use of munition employees correspond fairly closely with the usual type of permanent cottage, save that the former are built of wood or concrete instead of brick, and are usually one storey instead of two. They contain from three to five rooms, and are generally rented on the basis of from 6s. 6d. to 7s. 6d. a week for a three-roomed cottage.

The hostel is usually designed to house about thirty persons, although larger erections have been made where the demand for the housing of girl workers has been pressing. It is provided with its own kitchen, dining-room, and common-room, and to a certain extent life therein approximates to that of a large family. The hutment or colony system, where several hostels are grouped, is found particularly convenient where a large number of women workers must be accommodated. Each hostel is designed for the sleeping accommodation of from 100 to 130 persons, the dormitories being divided into cubicles, some single, some double. Adequate accommodation for bathrooms, etc., is always made in these dormitory blocks. Under this colony system, however, meals are usually partaken of in separate buildings, where the residents from all the hostels meet in the dining and recreation rooms. An administrative block is also erected, where the offices and rooms of the lady superintendent, matrons, and staff dispensary and invalids are located. All the buildings are heated by hot-water pipes and are lit by electric light or gas.



## HOW TO RESTORE STABILITY TO COTTAGE BUILDING

BY ALDERMAN ARTHUR BENNETT, J.P.

*Secretary, Warrington Garden Suburbs Ltd.*

*(A Paper read at the Second National Conference of Societies of Public Utility, held at 3, Gray's Inn Place, W.C., on October 13th, 1916.)*

**I**N order to arrive at any useful conclusion in regard to this subject, it is necessary to inquire into the principal causes which have led us into the existing *impasse* and the obstacles which stand in the way of the solution of this greatest of all social questions. An indispensable preliminary to the provision of cheap houses is the provision of cheap land. Although the land in this country is fixed in quantity and unchangeable in its essential character, the price it fetches varies from the crudest prairie value to the monstrously inflated prices which prevail in London and in every one of our great cities. In my own town, and within a radius of a mile or so of the central point, it ranges from tenpence to twelve pounds per yard, and this is due to artificial and extraneous conditions, which do not affect the actual commodity itself. It is practically all unearned increment, whose effect is to make a few lucky owners rich and to impose a burden on the rest of the community. To endeavour to adjust the grievance by a one-sided system of taxation seems to me to be the line of most resistance, and the ultimate solution is quite clear. It is to be found in the principle of collective ownership. If all the land in this country were acquired at a fair figure and belonged to the State or to the municipalities, they could either sell or lease at cost price, which might be averaged over special areas ;



or impose a price which they considered reasonable, retaining the increment for public purposes. I am all in favour of leasing, but, if they sold, they ought to retain the power to reacquire in case the public needs demanded this, on practically the same terms. If the private speculator in land were eliminated, and if the various authorities were able to provide in every town, at a moderate price, the land required, one tremendous obstacle to building enterprise would be removed. And, if they owned it, they could lay it out exactly as they pleased, without the difficulties and the complications they have to face, at present, in preparing town plans. The number of houses to the acre, the width and the direction of roads, the preservation of amenities and the selection of sufficient open spaces, in the best possible position, would then be left entirely to their own judgment and public spirit, and town planning on the broadest and most satisfactory scale would gradually become a matter of course. As long as the land required for public purposes remains in private hands, we shall be faced with some, at least, of the old difficulties ; but the moment the municipality, confronted with the need for new houses or other buildings, is able to say, " Here, at any rate, is the land at a reasonable price," the way begins to clear.

Municipal or national ownership, or a combination of the two, may, however, be regarded as a counsel of perfection. That is exactly why I urge it, and why I place it in the very forefront of my proposals. I am sick of the hideous mess which we have made of " Merrie England," and there is a new desire in the hearts of all good citizens to build a new and better State on sound foundations. But we cannot build our new Utopias in a day, and, as practicable people, we must not, in the meantime, neglect any minor measures of amelioration. And this brings me to various practical difficulties which, quite apart from the ultimate solution of public ownership, we ought, if possible, to remove.

To begin with, the land itself is subject to invidious and unnecessary burdens. If you desire to buy it, you are saddled, first of all, with the cost of the conveyance, and you have to pay duty which is twice as much as if you were buying stocks or shares. If every title in England were once definitely ascertained, and registered, if necessary, at the expense of the State ; if a certificate implied a guarantee of title ; and if, instead of setting up a separate Court in every town, with separate offices and officials, the work were switched on to the County Court or to the Town Clerk's department, registration would be not only cheap, but popular, and one undoubted difficulty in the builder's path would be removed. Why should not land be bought and sold as readily as stocks and shares ? And why should every purchaser and every mortgagee be saddled with a heavy lawyer's bill ?

But, when we have obtained our deeds, and paid our stamp duties, and our lawyer's bills, we are not by any means out of the wood. When we had actually got possession of our own estates, at Grappenhall and Great Sankey, we had still two permanent charges to meet, the land tax and the tithe. In many instances, there is an annual chief rent to be paid as well. We redeemed the land tax, but the tithes (rectorial and vicarial) still hang about our necks as a perpetual burden, small indeed, but irritating, and all the more because the actual payments vary in amount. I know both these charges were taken into account when we purchased our estates, but my object is to help to make the ownership of land as simple as possible, and to remove unnecessary complications, and I venture to suggest that the land tax should be abolished or redeemed as a matter of compulsion, and that all tithes should be commuted.

But the troubles of the man who buys a plot of land for building do not end with the payment of law costs, stamp duties, or chief rents ; of land tax or of tithes. If the land may fairly be considered as eligible building land, the unfortunate owner



becomes liable to an annual tax of a halfpenny in the pound upon the capital value. This is not much, and the intention was, I understand, to discourage people from holding up their land unnecessarily ; but it operates quite unfairly. There are, in Warrington, some 1,476 acres of undeveloped building land. From 1906 to 1911, the average number of houses built per year was 228. In 1911 the number was 221. It fell in 1912 to 99 ; in 1913 to 87 ; in 1914 to 58 ; and last year to the total of 15. Even at the average normal rate, and with our present maximum of 20 houses to the acre (which, in my opinion, is much too high), it would take 128 years to absorb the whole of the land available. And in the meantime every owner except the man who happens to be able to sell the land required for any particular year would still be saddled with the tax, however anxious he might be to sell, and the last owner of all would have to go on paying it for 128 years. That, surely, is not fair !

But we will now assume that the builder has acquired a plot of land and has erected on it a number of houses. He has built them to sell again, and presently he may be fortunate enough to find a purchaser, at a fair profit. The tax collector comes along and claims one-third of it (after certain deductions) under the head of unearned increment. Normally and in intention, the unearned increment was supposed to apply to any rise in the value of the land, apart from the buildings, which was not due to the exertions of the builder, but to the growth of the neighbourhood, a perfectly permissible ideal. But it seems to be more or less impossible to differentiate between the two, and so we hit the builder and take a large proportion of the profit, which he can fairly claim to have earned, as the direct result of his own efforts. This, in the words of Mr. A. W. Shelton, than whom it would be difficult to quote a better authority, is " the original and principal cause of the greater part of the housing shortage " at the present time.

The burdens which the unhappy builder has to bear do not end with this. Next he has to pay the property tax. To this I do not object. If the assessment is fair, and the payment is made on the actual net income, it becomes an income tax pure and simple, and that, as I shall hope to show a little later, is the fairest and most reasonable tax of all. But, if the house is valued at above a certain sum per year, he has to face another imposition in the shape of house duty. That, it seems to me, is simply trivial and vexatious, and it ought to be swept away. Now comes the rate collector, and the toll he takes varies, in the London boroughs, from 6s. 5d. to as much as 11s. 3d. in the pound. This is typical of all the towns in England, and the rateable value is frequently as variable as the rate. It is perfectly true that, in fixing the assessment, an allowance, frequently inadequate, is made for repairs, etc. ; and that, in the case of smaller property, a substantial reduction is made under the head of compounding ; but, when every possible allowance has been made, the burden is a heavy and, in many instances, an almost overwhelming one. It is this which, more than any other single cause, has made rents high, and which makes it difficult for the builder to provide the smaller class of houses on a basis fair to the tenants and reasonably profitable to himself. It might, however, be accepted if the rates were equal in their incidence, and fell in due proportion on the proper shoulders. But this is the very opposite of what occurs. I know a works in a certain town, assessed at, say, £5,000 per annum, which did not pay a dividend for years, but it had to bear the burden, all that time, of an annual rate of between seven and eight shillings in the pound. I know, in the same place, of offices assessed at less than a hundred pounds a year with an annual income of perhaps £3,000. And all they had to pay towards the upkeep of the town was a rate upon their annual net rental. The principle is altogether wrong, and it is a principle which underlies the whole of our financial system. In my opinion, there is not any fairer tax, for local or imperial



purposes alike, than a Universal Income Tax, levied upon all whose income exceeds a certain minimum per week, simplified as much as possible, properly graduated, and applied to imperial, national, and municipal purposes alike. The justice of a universal impost such as this nobody can venture to gainsay, and, altogether, apart from its other advantages, it would be logically followed by the abolition of the rates ; and so we should, at one stroke, do more to solve the housing question than by any other single method I can name.

There are various other taxes which it might be necessary to retain, or to impose, as matters of social expediency, or national protection, or imperial policy ; but the universal income tax should be the basic principle, and it would give to us a foundation broad and strong enough for all our local, national and imperial needs.

I feel, however, that this question of a municipal income tax, tremendously important as it is, requires to be considered carefully from many points of view, and my main concern, at present, is to show how much it would contribute to the solution of the special problem we have got to face. With ancient burdens out of the way, the present difficulty in obtaining capital would be less acute. People are naturally afraid of lending upon a security so precarious and on an investment which shows so small a return.

The rate of interest demanded by the mortgagee will probably continue high for years to come, and we must never forget that, altogether apart from the cost of labour and of building materials, the mere increase in the rate of interest charged by the Public Works Loan Board, on loans for housing purposes from three and a half to five per cent., on a house which costs £235 to build, would represent an addition of not less than two shillings per week to the rent ; independent of the advance in the cost of building materials.

Economic causes will no doubt eventually do something to bring the cost of building material down to something like the normal level, and something should be done to control the maleficent activities of the trusts and combines. Until the Government assumes control and stops it, we might do something, perhaps, to meet it, in our own particular sphere, by acting as a great organized body of builders' merchants. The societies we represent would form a splendid nucleus for a big co-operative movement on these lines.

A good deal might be done to ease the situation by the drastic revision of our antiquated by-laws. In some respects they obviously need strengthening. In others, they are equally stupid, oppressive and inelastic.

This brings me to my last point. We may reduce our legal charges, and acquire cheap land, and modify or abolish the present rates and taxes, but I doubt if, after all these things have been done, it will ever be possible, in the future, to build the kind of houses we desire to see at the old rentals. We, at any rate, are sick of forty houses to the acre. We loathe the thought of the two-roomed hovels, "where fifty per cent. of the people have no closets, no washhouse, no coal house, and the coal is stored under the bed." We believe that every house should be well built, and have abundant light and air, and a bath, and all the other elementary needs of civilized society. We do not want our gallant lads "to come back from horrible water-logged trenches to something little better than a pig-sty." We are tired of the old interminable hells that we have made :

Squalid street after squalid street,  
Endless rows of them, each the same,  
Black dust under your weary feet,  
Dust upon every face you meet,  
Dust in their hearts, too—or so it seems—  
Dust in the place of dreams.



We, at any rate, stand for garden cities, garden towns, and garden villages, and we mean to have them. We welcome the request for twenty million pounds to help to tide us over our immediate difficulties, and we gladly note that Mr. Lond has said that it is not enough. But, unless we mean to be the perpetual pensioners of the Government ; unless we are to rely upon the State to subsidize the men who are underpaid ; unless, indeed, private enterprise in building is to become impossible, and municipal authorities and public utility societies are to run their housing schemes at a loss, we must establish them upon an economic basis. There is no permanent solution of the problem which does not involve the payment of an economic rent. If we are to establish the principle that a man should get a house for less than it costs, there is not any logical reply to his demand that he should get his groceries, and his bread, and milk, and boots, and shoes on the same basis.

To prevent mortgagees from raising their interest from, say, four and a half per cent. when the outside investor can get six per cent. on Government securities, on the one hand, and, on the other, to prevent the owner of cottage property from raising his rents in spite of the increase in practically everything he has to buy, may, perhaps, be justified as a war emergency measure, though I doubt it, but it is the very way to accentuate all the evils of which we complain, and to make the existing difficulty more acute than ever. Until we socialize the whole of our affairs, and revolutionize society, we must place the building of cottages, like every other enterprise, upon a business basis, and, unless we make it pay, we are simply cutting a big hole in the pockets of the British taxpayer through which untold millions will continually pour.

To sum up, briefly, then, let us do everything we can to remove admitted obstacles from the path of the property builder. Let us provide him with cheap land, relieve him from unnecessary burdens, finance him under proper safeguards and conditions, encourage him to build upon the right lines, and then assure him of security and a reasonable return for his outlay. And, if he is not able, after that, to meet our needs, and the bulk of this gigantic burden must eventually be borne by the municipalities or by the State, let us see to it that they work on solvent lines and get the fair returns which common sense and public policy demand.



## RIP VAN WINKLE REDIVIVUS

BY EWART G. CULPIN

SURELY another Rip Van Winkle has arisen in these days ! Taking up the other day a copy of the *Manchester Guardian*, which has always been distinguished for the sympathetic encouragement it has given to worthy projects, my attention was caught by an article entitled "A New Housing Policy." Housing policies have been discussed threadbare, but here, possibly, was a way out, and so I read on. But at the first few lines I began to rub my eyes, and before the article was finished I had to look again at the date of the newspaper to see if I had not by accident got an issue of twenty years ago, especially as there was not even a passing reference to the war. But no, there it stands, "1916." It is just such an article as twenty years ago Mr. Ebenezer Howard was writing, and its substance was practically the same as was the burden of the message which he delivered in the closing years of the nineteenth century, and which has resulted in the upspringing of the great movements for garden cities, garden suburbs, and general town planning. With one exception, dealt with later, there is hardly any difference. The writer of the really excellent article, who preserves his anonymity under the initials "H. A.," might have penned the lines twenty



years ago, and the article might have been reposing in a pigeon-hole until it now sees the light of print.

In his first words he says, "Everyone takes it for granted that the people must always live there [in the slums], and we work away on that understanding. No one asks whether it is necessary that anyone should live there at all." But that is just exactly the position of the Garden Cities and Town Planning Association, which from its very inception has urged the point that work and worker must be removed from crowded centres and established on open land, where both employer and worker should have the advantage.

The writer humorously refers to a social reformer named Moses, who did not aim at providing more open spaces in the land of Goschen, or providing university settlements or founding churches under the auspices of Pharaoh, but transplanted the people of Israel into totally new surroundings. "This drastic treatment of the overcrowding problem met, it is true, with only doubtful success, but it is a solution none the less worthy of consideration in our own age." He then goes on to the economical aspect of the industrial worker, in almost identical words to those which have been used by garden city workers from the beginning, showing how, while in some industries men must be near at hand to dock, furnace, etc., there is no reason why others should be planted on the most expensive land, and every reason why they should be on cheap land with good cottages and plenty of gardens. Another point—which was the one to which the Hon. Sir Ralph Neville gave especial attention years ago—was that it is not necessary that men should have to go into large cities to do all their work, and no reason why industrial concerns "should not follow the workers into purer air and on to cheaper ground. The factory of the future need not defile the air. There will be no smoke, and there need be no dirt. There need be no ugliness either. The lines of a well-planned factory are singularly beautiful, just because they are sincere and simple and made for use." At first it seems as though "H. A." must have visited Letchworth, for there the conditions which he wishes are in being, but the next sentence gives him away again, because he says, "The aim, then, of social reformers will be to get first the workers and afterwards the work transplanted to the healthy countryside." The idea is all right, although he has mixed up the order. It is the factory which must be there first, or otherwise the workers would have no employment. He urges that, "If the new city is to be begun, it must be, in the first place, the work of some idealist society." Qualifying with that the adjective "practical" you have the description of the Garden City Association, which is, surely, one of the most practically idealistic that has been founded.

The only point where "H. A." breaks new ground is in his methods. He thinks the work should be done by a university settlement or a church, and his idea is that the whole of Ancoats, for example, should be moved into the country, and that the co-operate migration shall result in the new Ancoats reproducing the familiar features of the better side of their old life: "the same masters and mistresses at the school, the same doctor, the same parson at church and chapel, and perhaps even the same publican." A touching picture is drawn of the way "the mothers' meeting will make frequent pilgrimages to view the Promised Land, the scouts will camp there in the summer, the cricket club will have its ground there. The parson will have some, at least, of his Sunday services on fine days in the new colony, and will, under proper sanction, transport there by degrees the sacred relics which represents all that is beautiful and sacred to his happy flock. Money will be raised from the charitable public to buy land and build houses, instead of building institutes in slums to make slum-life attractive." Even "the roads in the new city will be given the same familiar names: the shops will be branches of the old



establishments in town. 'There will be a settlement in New Ancoats where those who cannot afford to migrate may spend week-ends at a small cost.' And then he says, 'Means will be devised, as in Belgium, whereby men can buy their houses by instalments. In time, even the factories may be induced to follow the population, and then the migration will be completed.'

I am afraid "H. A." will have to modify his financial proposals, for he will certainly find that he will have to go into the market for his money, and though there are always people looking for "clean" investments, he will have to prove he has a paying scheme before he gets the money. If he cannot, his project would be useless as an example.

It might have been supposed that the writer would have heard of the Small Dwellings Acquisition Act, but of course that was passed in 1899, just after he entered into his long sleep! On what Catskill Mountains he has reposed all these years one cannot say, but if he would look about he would see that these things already *are*: that the smiling countryside has been rendered an even more attractive township through the population which has come, some of it from Ancoats, and much of it from the unlovely parts of London and our other big towns. He would see the factories there built on cheap land and employing in fresh, clean air men and women who live in cheap cottages, with their ample garden space well cultivated and yielding abundant harvest. He would see children who came from the town centres ricketty and in a large percentage suffering from adenoids, growing up straight and strong on the Hertfordshire Uplands. He would see women whose careworn faces were but an index of a mind rent with care and anxiety blossomed out into comely womanliness. He would see men whose sole recreation at one time was the corner of the street or the inside of the public-house, industrious, responsible citizens, for whom the lure of liquor has lost its charm, and whose recreation has been transferred to the garden or the cricket pitch. He would find, too, that this pilgrimage is not confined to one place only: that the modern Moses, whose name is Ebenezer, has had many other followers, that the people of the country have found other stones of help, and that in practically every civilized nation of to-day the same movement is going on, even in these unhappy times. And although some of the old hands be weary, and some of the old knees be feeble, there are others still anxious to lead on the hosts.

"H. A." has dreamed dreams and seen visions. If he wants to materialize them, will he not come along and help those of us who are doing the actual work that he seeks to set on foot?

## PROFESSOR ADSHEAD'S LECTURES

AFTER some twelve years of attendance at all the principal meetings and conferences on the question of town planning, I am free to confess that nothing has been so educative and so inspiring to me as the series of lectures given by Professor Adshead, at University College, Gower Street, during November and December. But if I never felt so encouraged by the work which is being done, also I never felt so hopeless about the task of spreading enlightenment on this question. Here was a series of lectures on a subject which is not a fad of amiable scientific men, or an amusement for otherwise disengaged architects and surveyors, or even an improvement scheme by the new school of town planning; the lectures dealt with a subject which is of absolutely prime importance to



everybody in any way connected with the traffic problems of the metropolis. It concerns vitally the big stores and business houses, the railway and shipping companies, the parcels and delivery companies, the motor-bus and tramway authorities, and in a great and vital way the military authorities. Everybody who drives a motor-car or rides a bicycle, or even uses a tram or motor-bus, is affected by these proposals for the improvement of London's arterial traffic and the provision of circumferential roads to avoid the congested middle.

And yet, despite the fact that the lectures were given free, and that they were given by one of the most prominent men of the time, one who has made his subject a matter of the closest personal study, the audiences, although well above the standard of a University series of lectures, were far short of what should have been secured. One satisfactory feature was that the men who have so far led the movement were present, and a great proportion were those who are already students of the subject and who are helping in one way or another to bring about the end desired. It is greatly to be hoped that these lectures will not be left there. They must in some way be brought before the representatives of local authorities who attended the Arterial Roads Conferences of the Local Government Board which was the foundation of the lectures, before the big business firms and those connected in any way with the traffic of merchandise or people, and above all, they must be brought before the attention of the members of both Houses of Parliament. When the Town Planning Bill was before the South Australian Parliament the Government secured the services of Mr. Charles C. Reade, who was daily in attendance in a committee room at the House with an exhibition of plans, maps, and photographs, to show what town planning means. It might possibly be too revolutionary to expect such common-sense procedure to be adopted here, but there is no doubt whatever that our Parliamentary representatives are the very people who need most education. Professor Adshead's method of dealing with this subject is the most convincing that could be found, and has aroused the liveliest interest even among those who have for years been trying to work out the same problem.

It is impossible to give any account in the short space at disposal of the lectures themselves. I understand that Professor Adshead has consented to the lectures being printed in the form of an illustrated book, and that this will come out shortly after the termination of the series. If this is so, much good may be done, but there is the valuable personal touch at the lecture which will be missing.

The following synopsis will give some idea of the scope :

### LECTURE I.

The recognized principles of town planning and changes which may be brought about by the war. Comparative review of the great capital cities of the world showing recent developments and proposals. The scope of London's ambitions.

Modern problems in city extension : The problem of redistributing populations brought about by improved facilities for transit. The problem of dealing with old places of historic interest that lie in the way of progression. Problems created by the obstructive difficulties of railways. The problem of taking main roads through residential areas.

### LECTURE II.

The growth of London since the middle of last century, with especial reference to the comparative influence of main roads and railways in the development of Greater London. Some modern statistics. The collected data of the traffic branch of the Board of Trade. The work of the civic survey at the Royal Institute of



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British Architects. Surface utilization maps and compilations that can be made therefrom. Comprehensive plans for proposed further developments.

### LECTURE III.

Main Roads. The proposals of the conference of local authorities around London and of the London Society in regard to new arterial roads and by-passes.

### LECTURE IV.

Main Roads. The proposals of the conference of local authorities around London and of the London Society in regard to new circumferential roads.

### LECTURE V.

Open Spaces. The proposals of the London Society. Other proposals. The need for preserving an open belt of country around the existing built-up area.

### LECTURE VI.

Ways and means of securing the advantages of town planning. Foresight and preparation more important than immediate realization. Road-making as work for undischarged soldiers after the war. The Town Planning Act and its limitations. Importance of the co-operation of owners. The need for a central authority to deal with railways, main roads, and the larger issues in respect of the allocation and distribution of open spaces. Long loans, deferred interest and increasing ultimate gain the essential conditions of town planning finance.

The method adopted was to have a rapid introduction of the subject to be covered on general principles, and then by means of slides shown by two lanterns to go over the whole route of the portion being dealt with, and describe by picture on one side and plan on the other just what the effect would be. For instance, in cases where there are alternative proposals for a new road or a by-pass road, Professor Adshead would not only show by plan how the two proposals compared, but would produce photographs taken along the route of each, showing the existence of contours, of existing traffic facilities, of houses which must be demolished in this case or the other, and generally giving to his hearers a first-hand impression of the actual land to be dealt with. This was not all: neither photographs nor plans can show everything, and Professor's Adshead's descriptions were enormously enhanced by a series of pen and ink sketches made to illustrate just where roads should come and where they should not come. Whatever is reproduced in permanent form, I hope that these sketches will form an important part.

Such subjects as arterial roads and so on are oftentimes talked about very glibly by people who have theoretical ideas on the subject, but it is not often that one will find a man who will take the trouble to visit every inch of the area dealt with, and depict it by pen and camera for the good of the community. Professor Adshead must have travelled many miles and spent very many hours in the preparation of his course of lectures, which have been somewhat ignored by the very people who profit from them. But labour of this sort is not lost. A score or so live enthusiasts have followed the whole course and have been inspired thereby, and the most important result should be that further discussion of this subject will be conducted on instructed lines.

The chairmen of the lectures have been: Alderman W. Regester (Chairman of the Arterial Road Conference), Mr. H. V. Lanchester, Colonel Hellard, Sir Aston Webb, Mr. Henry Vivian, and Sir William Lever.





INCORPORATING THE HOUSING REFORMER  
EDITED BY EWART G. CULPIN

New Series. Vol. VII, No. 2

June, 1917

In these times of very great pressure and many difficulties, there is no need to apologize for the intermittent publication of our magazine. Arrangements have been made for a periodical issue, but it has been found necessary to alter these arrangements, and this is only the second number issued this year.

The difficulties of paper and printing are not the only causes. The Association has more work now than at any period in its existence, even including the period when the First Garden City was established at Letchworth. The present number contains the Annual Report of both the Garden Cities and Town Planning Association and the International Garden Cities and Town Planning Association, and a list of subscribers will be sent with this issue to every member.

The following letter is but an example of many expressions of gratitude which have been received from the members of the Belgium Study Circles, who have been accustomed to meet at the offices of the Association, and using the library and other facilities offered to them :

“ London, January 30th, 1917.

“ Dear Sir,

“ I would not leave this hospitable country without saying to you a few words of thanks for all the kindness you always showed towards a Belgian Architect-Refugee.

“ The dear office at 3, Gray's Inn, where all was at our disposal with the ever-obliging Mr. Culpin, will always be a dear remembrance in my mind.

“ In a few days I am going across the Channel to serve my country.

“ I beg you, dear sir, to accept the expression of my gratitude and respect towards you.

“ Yours sincerely,

“ (Signed) J. H.

“ Architect, R.V.K. ”



PT. C. B. PURDOM, Reserve Brigade Artillery, the present designation of the talented author of *The Garden City*, the standard work on Letchworth and its origin, contributes the following interesting letter to *The Architects and Builders' Journal*:

SIRS,—I am glad to notice in your current issue that you are among those who realize that there is something in the Garden City idea that may be found of value in dealing with the problems of housing and factories that will demand attention after the War. When it is remembered that the Garden City scheme has been before the public for not far short of twenty years, and that the actual experiment at Letchworth has been in existence for more than half that period, it is a little strange that so little is heard of the Garden City proposals in connection with the preliminary consideration of the great housing problem that will confront the country when peace comes. It may be that the Garden City has dropped a little out of sight in the last few years, having been eclipsed by the vigorous and able town-planning propaganda that the times have seen. And it is also true that, in comparison with other housing proposals, the Garden City does appear to be a little idealistic and Utopian. Town planning is within the range of any town councillor, and even garden suburbs are but a detail of town development that is easily grasped and put into practice. But the idea of founding a new town is another matter altogether; and except in a tentative fashion here and there, and even in the face of the example at Letchworth, the value and practicability of the Garden City is almost entirely left out of account.

Yet the fact remains that the Garden City contains the most positive, adequate, and practicable idea for dealing in a permanent manner with the problem of housing that is to be found among thinkers or practical men of to-day. It aims at the organization of industrial tendencies along the lines of traditional English town life. The tendency of industry to escape from the limitations imposed upon it by the great towns to new areas, where physical and economic conditions are more friendly to its development, is the element that the Garden City seeks to utilize for the purpose of bringing prosperity to little English towns and villages that have long been stagnant or decaying. The decentralization of industry, combined with the revival of the small town, is the Garden City idea. And the revival of the small town, by bringing new, vigorous populations to the villages and little towns, so that people may live in communities of thirty, forty, or fifty thousand souls, means, among other things, new life to agriculture by bringing men back to the soil. For in small towns men may have gardens and fields, attached to or near their homes, where they may grow their own food and attain to something of that partial independence of industry that was common before the industrial revolution. At Letchworth, the only existing example of a Garden City, three old villages were the starting points of the new development, and the new town has grown up from them. And though the town is not yet complete, and though it is possible to criticize it in detail, and it is even yet too early to speak of its individual success, yet it has established without any doubt whatever that the Garden City idea is workable, and that it does all that has been claimed for it. There are, in connection with Letchworth, particular problems that have arisen out of the circumstances of its foundation and growth: the simple fact that it was begun without precedent, that it itself has established precedent, is alone sufficient to account for difficulties that are likely to remain peculiar to it. But after everything has been said, it remains clear that Letchworth has a great lesson to teach us in showing what a bold and enterprising method of dealing with housing and factories and the land can accomplish. It is to be hoped that the lesson will be learned, and that the



new housing that peace will see the country engaged upon will be inspired by the example of Letchworth, the true English example of town-building.

It may be pointed out that the economic basis of the Garden City is the ownership and control of the land on which it is built. Without that element the Garden City is not possible. I do not wish to elaborate on that point; but there can be no doubt that whatever the Garden City is able to accomplish in the way of the permanent solution of the problems with which it sets out to deal is possible only on condition of the economic benefit that arises from the ownership of its land. The Garden City provides a form of ownership of land in the public interest that in itself is worthy of study and emulation. The new industrial conditions that industry will need for its expansion when war is over, the new homes that men of all classes will demand after their war experiences, the scope for vigorous social enterprises that the new times will seek, may all be found in the adoption of the Garden City idea and the development of towns in accordance with it. And the bearing of the idea upon questions of social and individual health, upon child life, education, and agriculture among others, is not the least significant aspect of it.

This is a question for the architects', surveyors', engineers', and town planners' professional institutions to take in hand jointly on behalf of the State. Will they allow an insignificant man to make the suggestion to them?—Yours, etc.,

C. B. PURDOM.

Reserve Brigade Artillery.

The housing question at Rosyth is dealt with in the report of the Scottish National Housing Company Limited. The Executive Committee state that the company became entitled to commence business on August 14th, 1915, and contracts for a first lot of 292 houses were placed in September and October, 1915. Of these 175 are now occupied, and the remainder are in course of completion. Contracts for a second lot of 310 houses were made in May, August, and October, 1916, and these are now in process of erection. Owing to the increased cost of building, and the consequent increased amount of economic rents, a supplemental agreement has been arranged with the Local Government Board whereby, in the event of the rents obtained for houses built or required to be built during the war being less than the amount required to meet the company's charges (including 5 per cent. on the shareholders' capital invested in these) against rents, the difference will be made up by the Treasury. One thousand additional houses are wanted for occupation within one year, and special arrangements, including the feuing of additional ground, are in course of being made to meet this demand. These arrangements will be expressed in a further supplemental agreement with the Local Government Board. The balance at the credit of profit and loss account is £505, and the committee recommend payment of a dividend upon the amounts paid up on the shares at the rate of 5 per cent. per annum, less tax, carrying forward a balance of £226.

The Scottish National Housing Company Ltd. have presented plans at Dunfermline Dean of Guild Court for the erection of 1,000 additional houses at Rosyth. The town clerk pointed out that the scheme, involving an expenditure of £400,000, was probably the largest that had ever been made to a Dean of Guild Court in Scotland. Subject to certain alterations suggested by the burgh engineer being given effect to, the plans were passed.



## OUR ANNUAL MEETINGS

IN accordance with the decision of the Council, the Annual Meetings of the Garden Cities and Town Planning Association were this year held very quietly in the offices at 3, Gray's Inn Place, it being considered that at the present moment it was not desirable to call people to London for such a gathering, even though the business happened to be of rather great importance. To effect further economy the meeting of the International Association was held on the same day, February 14th.

Mr. Ebenezer Howard, J.P., presided at the Annual Meeting of the International Association. There was a very representative attendance, and the keenest interest was taken in the progress of the movement. The Reports were received, showing the progress which has been made, even in these stormy times, in France, Russia, Spain, Portugal, Canada, America, and Australasia. There was tragic interest attaching to the reports received of town planning work which has been accomplished in Roumania and in Poland, and of the plans which the Belgian architects are drawing up in their Cercles d'Etude, so as to be ready when the time comes for action. Information was received that in Germany the various garden suburb proposals are being used for the purpose of creating homes for wounded soldiers. A start has been made in South America, at San Paulo, and one member of the Committee, Mr. Barry Parker, was at the time of the meeting engaged on another estate there. Many echoes of the successful Australasian town planning tour were heard, and Mr. Charles C. Reade's further successes were noted with gratification.

The financial report showed that practically the whole of the income had been from British sources, and that the Overseas contributions had naturally stopped. Some anxiety was expressed as to the future working of the Association. The record of achievements of such an extraordinary character, extending over so wide a field of operations, emphasized the desirability of keeping the organization intact, while the pressing need of maintaining the work for Belgium pointed to the desirability of some immediate improvement in the finances. Several members emphasized the hope that help in this direction could be found in America, and it was decided to endeavour to find some support in this direction.

Mr. Ebenezer Howard was re-elected President, and Mr. G. Montagu Harris Chairman of the Council. Both of these gentlemen, in reply, pointed out that the achievement of the almost impossible in the keeping alive of the International Association at a time of such great difficulty had been accomplished not by themselves, but by the Secretary, Mr. Ewart G. Culpin, who was not only responsible for the progress made, but was himself the founder of the International Association. It was decided to add a special paragraph to the Annual Report, expressing the thanks of the Association to the Secretary.

Monsieur J. J. Caluwaers, the representative upon the Council of His Excellency Monsieur Helleputte, the Belgian Minister of Agriculture and Public Works, was unanimously elected Vice-Chairman of the Council.

Mr. F. Litchfield was re-elected Treasurer, and the members were all asked to remain in office for another twelve months. The Annual Report is printed elsewhere in this issue.

Mr. Cecil Harmsworth, M.P., Chairman of the Council, presided at the Annual Meeting of the British Garden Cities and Town Planning Association, now an incorporated body.



The Report records the activities of the Association, which were the main objects of the speeches at the meeting. In addressing the members, Mr. Harmsworth commented upon the fact that in a time of difficulty the principles of the Association had been found to be the most valuable for the proper housing of the men and women engaged in strenuous national work, and it was a tribute to the principles which they had advocated to find that practically all the permanent housing work done in war-time had been more or less upon the lines they had laid down. The Association had been called in to advise on a number of schemes which would be permanent additions to the good housing of the country. He congratulated the Association upon what had been done for Belgian architects and others, and the success which had attended their representations to the Belgian Government. He referred with regret to the failure of the Government to follow up the wonderful Report of the Departmental Committee on Land Settlement for Sailors and Soldiers by any adequate position. A report of outstanding merit, thoroughly convincing, and demonstrating clearly what could be accomplished, had been followed up by the provision of accommodation for some four hundred families only, and these under conditions where it was not possible to get the full benefit out of the colony system advocated.

The officers were elected as follows :

*President:* The Marquis of Salisbury, G.C.V.O.

*Honorary Treasurer:* Lieut.-Colonel F. E. Fremantle, F.R.C.S.

*Honorary Solicitor:* Mr. Herbert Warren.

*Honorary Auditors:* Messrs. W. B. Peat & Co.

The members of the Council were re-elected.

At a subsequent meeting, Mr. Cecil Harmsworth, M.P., was unanimously re-elected Chairman of the Council, and Mr. F. Litchfield Chairman of the Executive Committee.



## DEPUTATION TO LORD RHONDDA

ON Monday, May 14th, the President of the Local Government Board (Lord Rhondda) received a deputation from the Garden Cities and Town Planning Association with special reference to the adoption of garden city methods in after-the-war housing, and the utilization of public utility societies.

The following representatives of the Association and the Central Committee of Public Utility Societies formed the deputation :—

Mr. L. P. Appleton, Bournville Village Trust.

Mr. G. J. Arrow, Member of Council, Garden Cities and Town Planning Association.

Mr. E. Betham, Secretary, Housing Organization Society.

Mr. J. E. Champney, Chairman, First Garden City Ltd.

Mr. E. J. Cooper, Secretary, Hampstead Tenants Ltd.

Mr. Arthur Crow, Chairman, Thames-side Housing and Development Committee, Garden Cities and Town Planning Association.

Mr. W. R. Davidge, Chairman, Engineering Committee, Garden Cities and Town Planning Association.



Major David Davies, M.P., Welsh Housing and Development Association.

Mr. Bernard Gibson, Member of Council, Garden Cities and Town Planning Association.

Mr. J. H. Greenhalgh, Co-partnership Tenants Housing Council.

Mr. Montagu Harris, Chairman, International Garden Cities and Town Planning Association.

Mr. Chalton Hubbard, Chairman of the General Purposes Committee, Garden Cities and Town Planning Association.

Mr. W. Hutchings, Chairman, Ealing Tenants Ltd.

Mr. T. H. W. Idris, First Garden City Ltd.

Mr. Bryce Leicester, Member of Council, Garden Cities and Town Planning Association.

Mr. Fredk. Litchfield, Chairman of Executive Committee, Garden Cities and Town Planning Association.

Mr. T. Alwyn Lloyd, Welsh Town Planning and Housing Trust.

Mr. Edward R. P. Moon, Member of Council, Garden Cities and Town Planning Association.

Mr. George Morriss, Secretary, Co-partnership Tenants Ltd.

Mr. D. Barclay Niven, The London Society.

Mr. C. T. Ruthen, Welsh Housing and Development Association.

Mr. Herbert Warren, Hon. Solicitor, Garden Cities and Town Planning Association.

Mr. Ewart G. Culpin, Secretary, Garden Cities and Town Planning Association.

The deputation was introduced by Major David Davies, M.P., a vice-president of the Association; and Mr. Montagu Harris, Chairman of the International Garden Cities and Town Planning Association, spoke of the work which had already been done. The main arguments were submitted in the form of memoranda, and these were explained by Mr. Chalton Hubbard. There were no set speeches, and the useful practice of question and answer was followed.

At the conclusion of the proceedings Lord Rhondda expressed his thanks, and said he had obtained some most useful information.

The memoranda submitted are as follows :—

## MEMORANDUM I

### EXISTING HOUSE AGENCIES

The Association has always recognized that there is need for every possible agency in the provision of housing, and there will be found, on some estates, examples of all the chief methods side by side—houses provided by the local authority, houses provided by private enterprise, houses provided by public utility societies, and houses provided through building societies. On the smaller estates the entire housing has been done through Public Utility Societies.

With regard to present methods of housing it may be observed :

(a) *Private Enterprise*.—In the past private enterprise has provided the great bulk of the housing accommodation in this country; but sometimes it has not been too well done, and on vast areas, particularly on the suburbs and fringes of growing towns and villages, it has been badly done. But at the present time the great difficulty about cottage building by private enterprise, even of the better sort of building, is that for years past there has not been sufficient inducement to builders to lay out their money on cottage property, and with the increasing cost



of building materials, culminating with the almost complete stoppage during the war, the industry is in a very difficult position to-day.

(b) *Building by Local Authorities*.—It must be recognized that there are often difficulties in the way of municipal housing. Many people are determined opponents of any form of municipal enterprise, and the proposal of a municipal housing scheme is often sufficient to inflame a whole district, and the housing scheme is involved in local and Imperial politics, with a result too often apparent. Even where there is a willing authority, a municipal housing scheme must necessarily involve many months of preparation and discussion. After the ratepayers and Council have been convinced, land has to be secured, plans made, the approval of the Local Government Board obtained, loans secured, and the whole arrangements entered into, and in the various phases through which the scheme has to go many modifications have to be made to suit this or that interest or objection, which are sometimes seriously detrimental to the well-being of the scheme.

(c) *Public Utility Societies*.—The Association suggests that by means of Public Utility Societies, the objections to both the foregoing methods may be avoided, and that advantages not possible to either may be secured.

The only statutory definition of a Public Utility Society is contained in the Housing, Town Planning, etc. Act, 1909, which defines it as a society registered under the Industrial and Provident Societies Act which limits its dividend or interest to a maximum of 5 per cent.

The activities of housing societies of this nature are of quite modern growth. They started with the work of Tenant Co-operators Limited, who provide in their scheme that the surplus profits made should be allotted to their tenants in the form of bonus, and as much as half a crown in the pound dividend on rent has been declared in this way in some years. Through the efforts of Mr. Henry Vivian and others associated with him, the co-partnership movement grew up, which has provided, at Hampstead and elsewhere, some of the choicest examples of housing the world has seen. Since then the movement has spread, and at the present time the Central Committee of Public Utility Societies, which is a committee of the Garden Cities and Town Planning Association, embraces over seventy societies in different parts of the country, which have between them already built some eight thousand houses of various sizes, and which own or hold some six thousand acres of land, for all of which lay-out plans have been prepared, and for which housing schemes have been made, so that at any time when materials, labour, and money are available, building operations can be resumed.

In addition to the land held by Public Utility Societies, other bodies connected with the movement, including First Garden City Limited, Letchworth, own nine thousand acres of land for which plans are prepared, and of which 1,500 acres have been developed.

## MEMORANDUM II

### SUGGESTIONS

In view of the fact that for some time after the termination of the war building operations will be very difficult to conduct, owing to the increased price of money, labour, and materials, the Association suggests that the following changes are necessary to ensure the full employment of Public Utility Societies:

(a) *Period of Loan*.—Loans of the Public Works Loan Commission are for terms of thirty and forty years, a higher rate of interest being charged for the latter



term. It is suggested that these terms are much too short, and that as repayments of principal are made during the whole term, tending to a constantly appreciating security, the time should be extended to eighty years for land and sixty years for houses.

Although in the past loans have been granted for thirty or forty years only, Public Utility Societies have generally considered, in the interest of cheap housing, that it would not be fair to charge the present tenants rents to cover the whole of the sinking fund required to pay a thirty-year loan. The period of repayment of capital from revenue has therefore been fixed at sixty years, and the difference in these two amounts has been made up by the societies by new investments which were constantly coming in. This has been a very real benefit to the tenants, but at the present moment it is proving a serious obstacle to societies which, while on the one hand prevented by the Rents and Mortgages Act from raising their rents, do not get the same advantages as those borrowers whose mortgages cannot be called in, but have to repay regular instalments of their mortgage advances. It may be taken that a house which might be let at 6s. 6d. a week, with a sixty-years' sinking fund, would cost 8s. with a thirty-years' sinking fund. While, therefore, the tenants are receiving this substantial benefit, the societies are suffering to a like degree.

(b) *Proportion of Loan*.—Under the Housing, Town Planning, etc. Act, 1909, Section 4 (1), the Public Works Loan Commission are empowered to lend up to two-thirds of the value of the property, but owing to the methods of valuation the amount received is often less than two-thirds of the cost. This is especially the case where societies try to keep the rents as low as possible, the property being valued upon the rents at which the houses are let. The Commissioners have recently fixed maximum rents in different localities.

In view of the difficulties which will exist in regard to the provision of private money for housing purposes, it is urged that the proportion of the loan should be the total value of the land, including roads, and 90 per cent. of the valuation of the houses.

In this connection the Association would point to the precedent of the Housing Act No. 2, 1914, with the reservation that provision of housing should not be dependent upon unemployment in the district.

(c) *State Guarantee of Interest*.—As a means of encouraging the investment of money of private persons in Public Utility Societies, with a minimum of risk to the State, the State should guarantee the interest on that proportion of the cost which is privately subscribed.

(d) *Rate of Interest*.—It is essential that the loans to Public Utility Societies should be at the same rate as those to local authorities. It may be pointed out that an increase of 1 per cent. in interest on £200 is equal to an increase of rent of 9d. a week, and probably 3d. per week additional in rates. Therefore, with anything like the present rate of interest, which means an increase of about £2 per cent. over the pre-war rate paid to the Public Works Loan Commission, the rent of a cottage which cost £200 must be increased by 1s. 6d. to 2s. per week to meet the extra interest. Further, there is the additional cost of maintenance through increased cost of wages and materials.

(e) *Advances during Building*.—In order to conduct building operations as economically as possible it is necessary that Public Utility Societies should receive the ordinary advances during the course of building, instead of incurring the expenses of advances from Banks and other sources.



Under Section 67 of the Housing of the Working Classes Act, 1890, it would appear that the Public Works Loan Commission are empowered to make such advances, but in practice no such advances are made.

(f) *Definition of Working Classes*.—Housing loans made by the Public Works Loan Commission may be applied only for the erection of houses for the working classes.

The segregation of classes by the erection of one type of house only in a given area is contrary to the practice recommended on the estates built on the Garden City method.

Difficulties have, however, arisen from the interpretation of the term “working-classes.” The only statutory definition is that in the schedule to the Housing Act of 1903, where it is enacted, for the purposes of this schedule, “the expression ‘working class’ includes mechanics, artisans, labourers, and others working for wages; hawkers, costermongers, persons not working for wages, but working at some trade or handicraft without employing others, except members of their own family, and persons other than domestic servants whose income in any case does not exceed an average of thirty shillings a week, and the families of any of such persons who may be residing with them.”

The Public Works Loan Commission have extended this definition to include any person in any part of the country earning not more than £2 per week. This still operates unfairly, as it will be observed it includes an artisan earning £5 per week and excludes a clerk, school teacher, etc., earning at the rate of £2 2s. per week.

Such a person earning £2 a week who receives a rise in his salary at the rate of 2s. per week would, therefore, not be entitled to a house built with Public Works Loan Commission’s money.

While recognizing that similar difficulties would always exist, whatever the limit, it is urged that inasmuch as all persons earning not more than £160 per year are insurable under the provisions of the National Insurance Act, the same limit should apply to the provision of houses for the working classes.

(g) *Grants in Aid*.—It being recognized that grants in aid can be regarded only as a temporary expedient to enable housing to be done at a time when not only is much housing needed, but it is desired to provide employment for demobilized members of His Majesty’s forces, and that this can only be done by making a grant to meet the cost of building over and above the price at which a house can be let at an economic rent, it is suggested that such grants in aid should be made to Public Utility Societies on the same terms as to local authorities.

## MEMORANDUM III

### SAFEGUARDS

It is recognized that if public money is to be placed at the disposal of Public Utility Societies it will be necessary that there shall be safeguards against misuse. For this purpose, provision should be made for the creation, or recognition, of some central body which should have power of supervising the management of societies, and investigating their working and their accounts. There should also be restrictions as to the method of building. At the present time the Public Works Loan Commissioners do not—possibly cannot—trouble themselves with the planning of the sites on which the houses are built. It is immaterial to the Commissioners whether the



houses are run up in long rows of one type, opening directly on to the street, with little or no garden space and without any of the amenities of life, or whether they are provided under Garden City conditions.

Grants and loans should be made only where there is a definite lay-out plan capable of inclusion in a town planning scheme, with due provision for open spaces and social amenities, the number of houses to the acre being limited according to the circumstances of the neighbourhood.

## MEMORANDUM IV

### CO-OPERATION WITH LOCAL AUTHORITIES

In districts where the local authority is fully engaged with other work—a condition of things likely to prevail extensively on the conclusion of war—or where other special difficulties exist, co-operation between the local authority and a Public Utility Society might help to solve the difficulty of housing. For this purpose local authorities would require to have power both to form Public Utility Societies themselves or to invest in societies already formed or to be formed.

If local authorities are given facilities for promoting Public Utility Societies, the finance will be greatly facilitated. The local authority will be able to borrow from the Government on favourable terms on the security of the rates, and by letting the land on lease to the societies there would be ample security for the money, while at the same time the provision of decent housing facilities would attract a better class of working-man resident, and the rateable value of the town would be increased.

Co-operation by the local authorities with private investors and tenants might be effected in the following ways :

1. By purchasing and developing land and leasing it to the societies for periods of 999 years at ground rents which will be sufficient to cover the interest and cost of administration, for as the land will continue to be the property of the local authority, there seems no reason for the repayment of the capital cost of the land. Alternatively the local authority could convey the land to the society subject to a chief rent.

2. By investing in funds of societies and making advances on mortgage to them. This may be done in the following manner :

- (a) Local authorities to borrow from Government on favourable terms on security of rates.

- (b) Local authorities to be able to advance 80 per cent. by way of loan and to invest not more than 10 per cent. in shares or loan stock or in both.

- (c) Remaining 10 per cent. to be subscribed by tenants and other local investors with interest guaranteed.

- (d) Management Committee to consist of representatives of local authorities and investors.

For the purpose of assisting societies not promoted by local authorities, the following proposals are submitted :

Increased powers to enable local authorities to purchase, own, and develop land and to lease it or convey it subject to a chief rent, to Public Utility Societies for the erection of dwellings—

- (a) Land compulsorily acquired *as well as land acquired by agreement* to be available for leasing.



(b) Land to be available for all classes of property. The larger houses to be taken as collateral security for loans for the cheaper houses, or erected by private money.

(c) Land to be purchased and developed, and leased to the societies for periods of 999 years at ground rents which will be sufficient to cover the interest and cost of administration, for as the land will continue to be the property of the local authority, there seems no reason for the repayment of the capital cost of the land.

(d) Local authorities to have first option to purchase property when a Public Utility Society is dissolved, or desires to sell all or part of its land, subject to the rights of mortgagees.

It would seem to have been the intention of Section 5 of the Housing Act, 1900, that municipalities should have the power of securing land, forming roads, and leasing, but the Association is advised that this Section does not give the powers sought.

## MEMORANDUM V

### COMPULSORY ACQUISITION OF LAND

In view of the great difficulties existing in many districts, it would seem necessary in order to provide houses, that Public Utility Societies should have power, through some body charged with the duty, to acquire land compulsorily for housing and town planning purposes.

## MEMORANDUM VI

### COMPOUNDING FOR RATES

The Association would urge that inquiries be made into the results of the practice of compounding for rates. It has been found that through the provision of baths in houses, open spaces, etc., promoters of Garden Suburb schemes have been very prejudicially affected in the matter of compounding, and in order to compete with houses which do not possess these advantages, an uneconomical rent has to be charged.

## MEMORANDUM VII

### TRADE COMBINES

The Association desires urgently to call attention to the very great hindrance to cottage building which has resulted from the formation of combines among the manufacturers and merchants of different classes of building materials. Even before the war this advance was so serious as to constitute a grave danger, and was, without doubt, one of the contributory reasons to the decline in cottage building before the war. The advance in wages has been adduced as the principal reason, but investigation goes to prove that the organization of "rings" or "combines" has had a far greater effect. Apart from the increase owing to war conditions, the average increase of prices over those obtaining, say, six years ago, is something like 20 per cent., while individual articles have been doubled in price. The matter has received very little public attention, because the effect of the prices was hardly discovered when the war came to divert attention. It would seem that legislation will be necessary to deal with this development in order to prevent the abuse of combination and the making of undue profits.



## MEMORANDUM VIII

## NECESSITY FOR A RESEARCH AND INQUIRY DEPARTMENT

The Association would urge the great value of the establishment of a department charged with investigation into the present use of building materials and employment of alternative materials. Proposals are constantly being made which it is claimed will tend to reduce considerably both the cost of building and the time occupied in building, but in the absence of authoritative reports on these, nobody is at present prepared to make experiments. In regard to the use of other materials it may be observed that very great quantities of clinker are towed away and shot into the sea every year as the only means of disposing of it. Inquiries into the possibility of eliminating certain chemical contents might result in the production of useful material. The same body might inquire into proposals for standardization of fittings in order to secure economy of production while avoiding monotony of appearance.



The Commonwealth and States of Australia have agreed on a repatriation scheme embracing members of the Australian and British Naval and Military Forces who have served in the war. A board will be appointed consisting of one Minister from the Commonwealth and one from each State, excepting Queensland, and at present is called the Soldiers' Settlement Board. The functions of the Board will be to recommend advances, the rates of interest, the method of repayment, and generally to deal with matters for the successful operation of the scheme. The maximum advance on improvements will be 100 per cent.

The Commonwealth has agreed to finance all advances required by the scheme, which amount is expected to total £2,000,000. The Commonwealth shares equally with the States the cost of the system of training soldiers. The Premiers' Conference adopted resolutions providing for one central Commonwealth authority to devise a substantially uniform system for dealing with soldiers and sailors and their dependents, for covering cases needing immediate attention, for the care of the totally incapacitated, for training the partially disabled for employment, and for assistance towards the re-establishment of small businesses. Grants will also be made for tools, house building, and furniture.

Garden City Tenants Limited have purchased a potato spraying machine, and have made arrangements to undertake scientific spraying of potatoes in their tenants' gardens at cost.



# ANNUAL REPORT OF THE GARDEN CITIES AND TOWN PLANNING ASSOCIATION, 1916

## ANNUAL MEETING

THE last Annual Meeting of the Association, held at the Mansion House, London, on March 22nd, 1916, was devoted to the consideration of the proposals of the Departmental Committee for settling discharged sailors and soldiers on the land in England. The Lord Mayor presided, and the Earl of Selborne, the Rt. Hon. Henry Hobhouse, Admiral the Hon. E. R. Fremantle, Mr. Warwick H. Draper, Mr. W. R. Davidge, and others were the speakers, while the attendance included representatives of practically every organization interested either in the welfare of sailors and soldiers or in the question of the reconstruction of village life and agriculture. At the same time, the Association issued a report upon the Report of the Departmental Committee, including suggestions as to the way in which the proposals for the creation of garden villages might best be taken advantage of.

Throughout the year the Association's work has been largely upon the lines suggested by the Annual Meeting, especially in regard to housing proposals and necessities for such "garden villages" (within the Association's stated objects) and village communities as should restore and secure to the inhabitants the social life and amenities which the countryside has so much lacked during the past few generations.

## LAND SETTLEMENT FOR SAILORS AND SOLDIERS

In May, 1916, the Association called into being a Round Table Conference, consisting of those qualified to advise upon these matters, and when legislation was introduced by the Government, attentive hearing was given by those in authority to the proposals put forward by this Conference. By means of newspaper correspondence and other methods, a strenuous attempt was made to enlarge the very inadequate Government programme but without effect, for the Act ultimately passed provided only for settlement on 4,000 acres in England, 2,000 acres in Wales, and 2,000 in Scotland, only providing for 400 families. The Association records its deep regret that such a fine opportunity for the social reconstruction of rural England by State action was thus missed, and the subsequent public appreciation of the risky problems of the nation's food supplies has justified that regret.

Since the appearance of the first part of the Departmental Committee's Report, the second portion has been issued, the Minority Report of which is welcomed by the Association as embodying practical proposals to deal with the difficulty.

## RURAL ORGANIZATION

It was felt, however, that as much advantage as possible must, in the absence of Government initiation, be promptly, if most carefully, taken by private bodies, and the Association therefore joined with other societies to form a co-ordinating and federating society for the improvement of the conditions of rural life, and this has now been launched under the title of The Rural Organization Council. In the work of this Council the Association will have an important part, and it is hoped that the experience gained in the many successful experiments which have been promoted as a result of its work will be of important national advantage.

It is satisfactory to note that the policy of rural reconstruction which the Association has urged ever since its formation to give expression to Mr. Ebenezer Howard's ideals for the re-creation of the countryside, had come to be commonly accepted, and although this was largely the result of the stern necessity of war conditions and the importance of improving the home-grown food supply, it may be hoped that even the present sorry scheme of things may be turned to national account, and that the future may find that the conditions of agriculture and country life generally may be "re-moulded nearer to the heart's desire."



## HOUSING BY PUBLIC UTILITY SOCIETIES, AND OTHER WAR WORK

War work has been the principal occupation of the Association throughout the year in practically all the branches dealing with home affairs. The organization of public utility societies, which was recorded in the last Report, has continued successfully, and important decisions have been come to as to the policy of these societies after the war. A number of the affiliated societies have been busily engaged in war-housing, and in a statement issued by the Ministry of Munitions towards the close of the year, reference is made to the fact that loans have been made "to public utility societies which undertake the housing of munition workers, such loans being conditioned after the manner familiarized to the public by garden suburb and other associations."

The Annual Conference of the Central Committee of Public Utility Societies was held in the Association's offices in October, and important resolutions were come to as to an after-the-war policy.

Some of the more important work has been recorded from time to time in the *Garden Cities and Town Planning* magazine. There is little doubt that in the future there will be a large increase of public utility work, and the placing of all these concerns upon a sound basis and with a settled policy is a useful provision for future housing.

The further restrictions upon building and the further increases in the cost of building materials, with shortage of labour, have made it very difficult for many societies which had large building proposals on hand, and which depended upon the rapid execution of their work to secure a satisfactory financial return. Despite this and the difficulties caused by the necessity of the repayment of principal referred to in the last Report, all the seventy societies affiliated to the Association have so far been able to weather the storm, and it is hoped to be able to preserve the organizations as complete as possible for the work which must come after the war.

## HOUSING OF MUNITION WORKERS

Besides this, the Association has been called in on many occasions to assist those who have been engaged in housing work. Government Departments, munition firms, and local authorities, as well as the building societies themselves, have availed themselves freely of the services and experiences of the Association, and it is pleasing to be able to report that the bulk of the war-housing of a permanent character has been done under "Garden City" influences, and will constitute a permanent addition to the housing of the country upon lines which cannot fail to influence other agencies.

## PROGRESS OF LETCHWORTH

Rapid progress has been made at Letchworth, and the gross profit during the year amounted to £17,000, of which £12,000 was paid out as interest on loans and debentures, and £5,000, which was available for dividends, was carried over in accordance with the decision of the directors.

Notwithstanding all difficulties, there has been a considerable increase in the development of the Garden City. The population has increased to about 14,000, many of whom are engaged upon work of great national importance. Consequent upon this there has been a further expansion of the cottage area, nearly 300 cottages having been built and occupied. The Rural District Council have provided 100 of these, and the remainder have been built by societies of public utility. The demand for still more cottages is as great as ever. The highly important experiments in milk production promise the best results, and the improvement of the dairy cattle on the agricultural belt is welcomed as a distinct contribution to the garden city movement.

## TOWN PLANNING BELGIUM

The Association has co-operated with the International Garden Cities and Town Planning Association in the work begun in 1915 for the encouragement of Belgian architects, surveyors, and engineers now resident in this country and their education in the principles of garden



cities and town planning. Weekly meetings have been held throughout the year, and a programme of lectures and conferences has been carried out with great success. The Belgian Study Circles were instituted, and, under the guidance of officials and a committee chosen by the members themselves, much useful work has been accomplished. Excursions have been made to places of interest and importance, and some of the chief architectural work in London has been inspected. At the request of the Belgian Government, the Association is assisting the Study Circles Committee in the preparation of a bibliography on the subjects mentioned and the compilation of as complete a documentation as possible of plans and pictures which will be of service in the great work which will have to be undertaken in Belgium later on. The Association has recently received from M. Helleputte, the Belgian Minister of Public Works, a striking testimony to the value of its help in this matter, and it is gratifying to the Association to know that the work of our Secretary, Mr. Culpin, has met with special appreciation from the Belgian Government. At the annual meeting of the International Association, Monsieur J. J. Caluwaers, the well-known Brussels architect, accepted the position of Vice-Chairman.

## REGISTRATION OF THE ASSOCIATION

In consequence of the decision of the last Annual General Meeting, that the Association should be registered under the Companies Acts as a company not trading for profits, the Council has now been registered in this way as "The British Garden Cities and Town Planning Association (Incorporated)." The Council for the time being will thus hold the property and administer the funds of the Association, and be charged with seeing that the work is done in accordance with the Memorandum of Association. The position of the Association will be considerably strengthened thereby, while at the same time there will be no unnecessary hindrance to the carrying out of any programme of work tending towards the achievement of the Association's traditional objects.

## LIBRARY

The library and collection of plans, pictures, and lantern slides of the Association have been more considerably used than ever during the year, and a catalogue has now been compiled for each of these sections.

In view of the increasing number of visitors and the increasing usefulness of the library, the Council has remitted to the Executive Committee the question of considering the possibility of securing special accommodation for the library, possibly in conjunction with other bodies having similar requirements.

## OVERSEAS WORK—AMERICA AND AUSTRALIA

Despite the world upheaval, the Overseas work has been continued, and many well-known visitors have been assisted in their inquiries in this country into housing and town planning matters. Several applications have come from America for the use of the Secretary's services for different matters, and he has received a special invitation to give evidence before a Committee of Congress at Washington, but so far it has been felt wiser that the important work at home should be conserved, although every opportunity has been taken to give needed advice.

In Australasia the success of the Association's lecture tour is becoming more and more apparent. Town Planning Associations have been formed throughout the Continent, and town planning legislation is imminent in several of the States. Continual testimony is being received as to the value of the work done by Mr. Davidge and Mr. Reade, and the Association is pleased to record Mr. Reade's appointment as Town Planning Adviser to the South Australian Government.

In Canada, Mr. Thomas Adams's work as Town Planning Adviser is having good results, despite obvious difficulties.

## LONDON PROBLEMS

The Arterial Roads Conferences for the Greater London area have been carried a stage further during the year, and it is satisfactory to note that the representatives of the whole of the professional and propagandist bodies, as well as those of the local authorities



in the area, came to unanimous decisions as to the proposals for new arterial roads, widenings, etc. The Association is particularly interested in this matter as it was their proposals for the housing of those who will be required to work at the new docks under construction for the Port of London Authority, which led them to call together the first conferences of local authorities to consider how a comprehensive scheme of housing could be carried out, including the making of a new road from the docks into the open land of Essex. From this grew the movement which resulted in the Arterial Roads Conferences.

The problem of housing the dockers, with many another housing scheme, has been dormant during the year, but a committee has now been brought into existence representing the various societies and bodies concerned, and it is hoped that schemes for dealing with this difficult problem on comprehensive lines may be satisfactorily prepared.

The present position is, however, unsatisfactory, inasmuch as despite the unanimity of the Conferences, the Local Government Board has declined to take the necessary action to secure the routes of the new roads, and already some of them are being built over. This will entail enormous additional cost when the step is finally taken, and in some instances, it is feared, will prevent the work being done at all. The Association proposes to conduct an active campaign during the coming year in order to arouse a public opinion upon the subject.

GENERAL WORK

The routine work of the Association has not varied very considerably from that reported last year. The following table shows the amount of correspondence dealt with during the year and the country of origin.

			BRITISH.		COLONIAL.		AMERICAN.		FOREIGN.
General Information	...	...	2,782	...	160	...	341	...	140
Special Advice	...	...	45	...	6	...	10	...	15
Literature	...	...	97	...	37	...	65	...	10
Magazine	...	...	221	...	25	...	25	...	8
Lantern Slides	...	...	44	...	12	...	5	...	1
Lectures	...	...	36	...	—	...	—	...	—
Belgium	...	...	254	...	—	...	1	...	12
Public Utility Societies	...	...	218	...	—	...	—	...	—
			3,697		240		447		186

Total	...	...	...	4,570	against	5,385
British	...	...	...	3,697	„	4,675
Colonial	...	...	...	240	„	253
American	...	...	...	447	„	298
Foreign	...	...	...	186	„	159

OBITUARY

The Council regrets to record that during the year two of its members have died—Mr. J. Stanwell Birkett and Mr. R. A. Yerburch. Mr. Birkett was also a valued member of the Executive Committee and of the Finance Committee, and was one of those responsible for the formation of the Public Utility Societies' Central Committee. Mr. Yerburch also has been a firm friend of the Association for many years, and his loss will be greatly felt.

\* \* \* \* \*

This Report has been prepared with greater brevity than usual, for the sake of economy in paper and printing. But the work of the Association seems to have been as full and, it is hoped, as valuable as ever. In correspondence alone the in-coming letters have exceeded four thousand, and the out-going letters nine thousand. The sales of literature have been well sustained, and even increased in America and Australasia.



# LEGACIES

Amounts owed by Association, December 31st, 1916	..	..	16	9	9
Amounts due to Association, December 31st, 1916	..	..	85	3	9
Amount deposited on loan with Co-partnership Tenants Ltd., at 4½ per cent. per annum	..	..	..	..	..
			200	0	0



# REPORT OF THE INTERNATIONAL GARDEN CITIES AND TOWN PLANNING ASSOCIATION, 1915-1916

In view of the circumstances prevailing, it was decided to issue no Report for 1915, but to combine it with that of 1916, and the following Report is a review of the activities during this period.

## FINANCE

It will be remembered that at the close of the International Conference in 1914, such substantial offers of financial support were received from the constituted societies that the Association was able to make arrangements with the British Association to share their offices and staff, on the payment of a quarter of the administration expenses, the agreement running to the end of the year 1916. The war, however, resulted in a complete stoppage of subscriptions out of England, and at the close of 1916 a new arrangement was made with the British G.C.A. by which the sum of £105 was paid for that year's work, and the question of future payments was left in abeyance. The funds contributed in July, 1914, were carefully husbanded, and the work has been carried on satisfactorily. The result is that the present balance of account is :

	£	s.	d.
Cash at Bank ... ..	3	6	5
Cash in hand ... ..	3	10	0
On Loan ... ..	50	0	0

The accounts have been audited by Messrs. W. B. Peat & Co., who have very kindly acted as honorary auditors, and are submitted herewith.

The main part of the work of the Association for 1915 was concerned with proposals for enabling Belgian architects, engineers, lawyers, and other professional men to study, while refugee in England, various problems of housing and town planning which will be of service to them when the time comes for the rebuilding of their own homes.

With the warm approval of both the Belgian and the British Governments the Association arranged, in February, a four-days' conference and tour for about 300 Belgian architects with whom we had got into contact. On the invitation of the Lord Mayor, the conference took place at the Guildhall of London, and excursions were made to Letchworth, the Hampstead Garden Suburb, and other places of interest. It was necessary to pay the expenses of many of those attending the conference, both as regards their railway fares and accommodation in London; to a large extent we were aided by our own members and the members of the R.I.B.A. in providing accommodation, and we were enabled to carry out our full programme by a substantial donation from the British Government towards these expenses. That this donation was made, itself speaks very forcibly for the value of our work.

The conference was opened by the Lord Mayor of London, and presided over by Monsieur Helleputte, the Belgian Minister of Agriculture and Public Works. Mr. Herbert Samuel voiced the greetings of the British Government, and a cordial message was received from His Majesty the King of the Belgians. The proceedings, which were wholly in French, were followed by some three hundred Belgian professional men, and representatives were also present from the various professional bodies in this country, from the architectural societies in Holland and France, and also from the French Housing and Credit Societies. At the same time a Town Planning Exhibition was held in the offices of the Association and in vacant chambers opposite, kindly lent by the Society of Gray's Inn.



The success of this piece of special work, which brought appreciation of the effort from every part of the world, is another testimony to the value of the Association. The Council are glad to record the special thanks received on this occasion from the King of the Belgians. The principal papers discussed were "Garden City Principles and their Application to Belgium," by Mr. Culpin; "Town Planning Principles," by Mr. Unwin; and "The First Steps," by Mr. Aldridge.

The following resolutions were unanimously passed on the motion of the President, Monsieur Helleputte:

The Conference is in agreement with the general principles of the Garden Cities and Town Planning Association, and purposes—

1. That a general plan of Belgium be drawn up, including
  - (a) A plan of the roads, railways, and canals;
  - (b) A plan of the towns partially destroyed;
  - (c) A plan of the towns and villages entirely destroyed.
2. That these plans should be in harmony with the principles of the Garden Cities and Town Planning Association.
3. That the application of the existing laws and the form of the laws to be eventually introduced should be such as to constitute a compulsory minimum standard, and that these laws should be so elastic as to be adaptable to the æsthetic and hygienic necessities as they may be clearly defined.
4. Any reconstruction whatever of the whole or part of a town which has been destroyed should be preceded by the drawing of a plan of lay-out, of extension and of improvement, which should determine the arrangement and the disposition of the different quarters, should fix the direction and width of the streets, the situation and the area of the squares, public gardens, parks and other open spaces, should indicate those parts, whether wooded or otherwise, to be used for hygienic or athletic purposes, and any other necessary conditions.
5. The procedure in connection with the drawing-up, the examination and the approval of the plan, should be as simple, economical, and rapid as possible.
6. The distribution of State grants should be made subject to the adoption and execution of plans of lay-out, extension and improvement. It is satisfactory to note that as a consequence the Belgian Government has promulgated a law making planning compulsory in all building and rebuilding in destroyed areas. The work of the Committee is referred to in the preamble to the Act.

It is satisfactory to note that legislation has been passed by the Belgian Government, carrying into effect some of the decisions at the conference, and that in the introduction to the Act special grateful mention is made of the work done by us. Mr. Ebenezer Howard put forward a proposal that there should be built in Belgium at the conclusion of the war an International Garden City, which should be a testimony to the world and to the valour of Belgium, and some contribution towards replacing the destruction. The proposals have been put before the Belgian Government, and have met with their warm approval, and a special official of the Department of Public Works has been deputed to assist us in the work.

Following on the conference, the Town Planning Institute proposed the formation of a committee to organize a Belgian Town Planning Exhibition, and provide technical assistance to Belgian architects. Negotiations took place, and subsequently the efforts of both bodies were merged into a separate organization, known as "The Belgium Town Planning Committee," under the patronage of the Belgian Government, with Lord Bryce as President, Mr. Unwin as Chairman, and Mr. Culpin as Hon. Secretary.

The Exhibition took place at University College, and was a very great success, largely owing to the work of Professor Adshead and Mr. Culpin in arranging the details.

The work of the Committee continued, and two courses of lectures were provided at University College, which were much appreciated. Reports of the latter course have been printed.

Towards the end of the year the necessity for closer union among the Belgian architects became apparent, and weekly meetings were organized in the Association's offices, where the



visitors had the advantage of the Association's library, collection of plans, and the use of lantern and lantern slides. Later on a Study Circles Committee was appointed, with Monsieur Caluwaers as President; our Secretary was honoured in being chosen President d'Honneur of the Study Circle. Much difficulty being experienced in the getting together of the members of the B.T.P.C., almost all of whom were engaged on special Government work, it was arranged at the last meeting of the Committee that the work which had then got into a regular routine, should be carried on by the Secretary and Treasurer, in consultation with the Chairman. This work has continued until the present time, when a proposal is before the two bodies forming the B.T.P.C. that the International Association should take over the entire work. The meetings have been held continuously on Tuesdays, and throughout the summer of 1916 a series of excursions were organized, which were very well attended, and have, we believe, proved of considerable value. A further series of lectures was arranged, and thanks are due to the many members who have contributed to this work.

At the request of the Belgian Government, work is now proceeding with the compilation of a bibliography and catalogue of plans, while accommodation is also being found for special work.

## OVERSEAS WORK

It is gratifying to record, that despite the war, substantial progress has been made, and encouraging reports have been received from different affiliated bodies. In Russia considerable progress has been made, both in legislation and in the advance of public opinion, and steps are on foot for the creation of a garden city on similar lines to Letchworth.

In Spain also headway has been reported. In Poland, substantial work was in hand when the country was invaded: the last letter from the President of the Polish Garden City Association reached England on the very day Warsaw was entered.

The great work of the Australian Town Planning Tour is bearing fruit in every direction; Town Planning Associations have been formed in every State, and local bodies have come into existence, the bulk of which are in correspondence with our Association, and are receiving from us literature, lantern slides, and such advice as is required. It is satisfactory to note, too, that Mr. Charles C. Reade, the former Assistant Secretary, has, at the close of his lecture tour, been appointed Town Planning Adviser to the South Australian Government.

In Canada Mr. Thomas Adams's work is still progressing, but, as is natural, not so rapidly as would otherwise be the case.

In the United States there has been very considerable activity; our correspondence with America has very considerably increased, and the demands for literature have been very great. We have also received many useful publications from the United States, and these are now to be consulted in the library.

A definite movement is on foot to form a Garden Cities and Town Planning Association in America, and the Association's advice has been sought in this matter: furthermore, the Secretary has been invited to give evidence before a Commission of Congress on the benefits of such a scheme.

In India a number of local authorities are in direct touch with the Association, and are relying upon us to provide them with the literature, etc., which they require.

Owing to the number of requests for sets of lantern slides, negotiations are on foot between this Association and the British G.C.A. for the transfer of their collection of lantern slides to this body.

This report, it will be observed, refers frequently to Mr. Culpin in connection with the various branches of the work of the Association, but the Committee desire to conclude by placing definitely on record their high appreciation of the services rendered to the movement by the Secretary and their recognition of the fact that what has been accomplished by the Association in the period under review has been almost entirely due to Mr. Culpin's initiative, energy, and unceasing and devoted service.





INCORPORATING THE HOUSING REFORMER  
EDITED BY EWART G. CULPIN.

New Series. Vol. VII, No. 3

October, 1917

“ I had been to see a friend in Gospel Oak . . . In such districts as Gospel Oak I am depressed by the flatness of an awful monotony. Those horrible lines of moody, complacent streets represent not struggle, but the achievement of a worthless aspiration. The houses with their deadly similarity, their smug, false exteriors, their conformity to an ideal which is typified by their poor imitative decoration, could only be inhabited by people who have no thought or desire for expression. . . .

“ But, indeed, any freedom of imagination must be almost impossible in these surroundings. The dwellers in such districts are cramped into the vice of their environment. Their homes represent the dull concession to a stale rule ; and their lives take tone from the grey, smoke-grimed repetition of one endlessly repeated design. The same foolish ornamentation on every house in each dreary slab of blank street reiterates the same suggestion. Their places of worship, the blank chapels and pseudo-Gothic churches, rear themselves head and shoulders above the dull level, only to repeat the same threat of obedience to a gloomy law. There is but one voice for all that neighbourhood, and its message is as meaningless as the crepe on a coffin. The thought of Gospel Oak and its like is the thought of imitation, of imitation falling back and becoming stereotyped, until the meaning of the thing so persistently copied has been lost and forgotten. . . .

“ And it may be that the thrill and elation of that feeling made me more susceptible to emotion when at last, and reluctantly, I descended from my point of vantage and made my way along one of the raw brown paths that wind among the silver birches and lead out to the Heath Extension. I know that when I came in sight of the Garden Suburb, grouped about its two churches, I was ready to shout with joy, as if I hailed some great achievement. It seemed to me, then, that these open roads and graceful houses were so infinitely more beautiful than the dying miseries of Gospel Oak. In another mood I might have been critical, but then I rejoiced as if I saluted a new age—an age of hope and aspiration and individuality. . . .

“ And surely we are moving towards that ; towards a recognition of the universal claim to beauty and imagination.”—From *House-Mates*, by J. D. BERESFORD.



It is satisfactory to know that the energetic programme proposed by Lord Rhondda during his tenure of office at the Local Government Board is being energetically followed up by his successor, Mr. Hayes Fisher, who indeed, with Lord Rhondda, was responsible for the original programme. We may be sure, therefore, that the importance of the housing question will in no way be lost sight of.

Mr. Hayes Fisher was Chairman of the Advisory Conference set up by Lord Rhondda, and under his Presidency the work will still be continued. The Conference is a small workable body, which is considering every aspect of the housing question. It consists of representatives of each of the Government Departments engaged in housing, and in addition there are representatives of municipal action, public utility societies, and private enterprise. Working in perfect harmony, the Conference should render useful service to the State.

Many of those who have been closely identified with the executive part of Garden City work have for some time now been serving their country in His Majesty's Forces. With the increasing demand for men, the older workers are now being called upon, and difficulty is being experienced in keeping together the organizations which have been built up with so much skill and diligence during the past ten years. With a new movement it was only natural that many of the most enthusiastic advocates of improved housing and proper lay-out were the younger men, many of whom have thrown themselves into this movement whole-heartedly and have devoted themselves with zeal to all the problems of housing on Co-partnership lines. With these it has been not so much a profession as a vocation, and their loss will be keenly felt in the drawing up of plans which are now being propounded for after-the-war housing.

Among the latest to go is Mr. George Morriss, who for the past six years has been closely connected with Co-partnership Tenants Ltd., more recently as their Secretary. Previously to that, he was Secretary to the Labour Co-partnership Association, and was well known in connection with the National Co-operative Festivals. On his leaving, a presentation of a wristlet watch was made to him on behalf of the Directors and Staff at Bloomsbury Square.

Another to go is Mr. Alwyn Lloyd, who was one of the earliest workers in the Garden City movement. As Hon. Secretary of the Liverpool Branch of the Association, he was closely connected with the first big conference at Port Sunlight, and, coming later to London, was associated with Mr. Raymond Unwin in the development of the Hampstead Garden Suburb. As architect to the Welsh Housing and Town Planning Trust, he has been responsible for some very excellent work. Mr. Lloyd has joined the Friends' War Victims Relief Committee in France.

The Royal Institute of British Architects has held an informal Conference on Architecture and Civilization at which the following resolutions were passed for submission to their Council :

*Resolution No. 1.*—The Conference wishes to suggest to the Council of the R.I.B.A. that the time has come when matters of public architecture should be their main concern, especially at the evening meetings and in education. It is desirable that a constructive policy for bettering all our towns be considered, as well as national housing and such questions. In promoting a policy of public usefulness the Institute might best find the way to its own proper development and status.

*Resolution No. 2.*—That the Institute should represent to the Minister of Education



the importance of insisting, in all the universities and schools under his charge, on education in the duties of citizenship in relation to the amenities of our towns and cities, and the value of manual instruction in mental development.

*Resolution No. 3.*—That the Council of the R.I.B.A. should consider the possibility of developing its organization on lines tending to bring members of the Institute into closer touch with each other and with all technical associations and those engaged on a constructive public policy.

A memorial on the lines of resolution No. 2 has been sent to the President of the Board of Education.

The reports of the Commissions of Inquiry into Industrial Unrest add fresh testimony to the part played by bad housing and lack of housing in creating industrial unrest. For the purposes of the inquiry Great Britain was divided into eight areas with a separate Commission reporting on each, and only in one of these reports is there no reference to housing. In all the other seven reports special mention is made of bad housing as a factor in industrial unrest, and in several of them very great prominence is given to the question. Probably greater prominence would have been given in all the reports, had it not been generally understood that the L.G.B. was about to take action, and in one report this is definitely given as the reason for not dealing with the matter more fully.

We have not sufficient space for a lengthy summary, but there are points in the reports which are of special interest. One report mentions that employers frankly stated that they would welcome any steps to improve the housing of the workers. In two reports special mention is made of the connection between lack of transport facilities and bad housing, and the suggestion is made that if transport facilities were better it would be possible to spread the population over a wider area. The report on Wales and Monmouthshire makes special mention of housing in hilly districts and how badly this has been done in the past: it also mentions the lack of amenities, particularly in South Wales.

The awful housing conditions made public by the report on Barrow-in-Furness have been already commented on very widely in the Press, but it is well worth recording that here again the question of transport facilities was of the greatest importance. The Commissioners specially commend the action of Messrs. Vickers in not only building houses, but also a theatre and an institute.

The annual gatherings of the American National Conference on City Planning and the American National Housing Association have recently been very successfully held. Reading of the reports and the names of those taking part in the meetings recall to one those pre-war days which seem so entirely removed from us nowadays. At both the meetings practically all the speakers were well known to British workers in the same field, and a large proportion of them have been members of the tours promoted by the Garden Cities and Town Planning Association. An important outcome of the City Planning Conference was the formation of the American City Planning Institute. The Institute is being directed by a Board of Governors of twenty-one members, of whom eight are regular readers of this magazine. Besides the well-known American names appears that of Mr. Thomas Adams.

In the toll of lives that is being exacted by the world-war, the occurrence in the Roll of Honour of names that have become prominent in this or that branch of national



service has almost deadened one to a sense of loss, but the news of the loss sustained by Professor Patrick Geddes has created a deep sense of regret wherever his name is known. His eldest son, Alasdair, was known to all who had taken any share in the work of Professor Geddes in connection with the Cities Committee of the Sociological Society and in the work of those Town Planning Exhibitions which grew out of it, at Ghent, Edinburgh, and Dublin, and later on, in India, Alasdair Geddes had come to be part of the Town Planning Exhibition, and the services which he rendered will not easily be forgotten. He had been a brilliant student. He graduated with the utmost brilliance, occupying the first place. He took his B.Sc. with honours, in the spring of 1914, and secured one of the Blue Ribands of the Scottish Universities, the Vans Dunlop Scholarship. With the proceeds of this he was to have undertaken a botanical expedition in the Himalayas after his tour in the winter of 1914-15. He threw this up to join the Kite Balloon Service in France, where he speedily became one of the most prominent observers in the Army and is declared to have been the best observer in France. In 1916 he attained the rank of Major, and in 1917 was awarded the Military Cross. After nearly two years of adventurous life and hairbreadth escapes, he was struck by a stray shell in going to his quarters behind the lines.

Since then Professor Geddes has sustained a greater loss in the death of his wife, who had accompanied him on his third Indian Tour of Town Planning, in the autumn of 1916. Mrs. Geddes, who was a far-travelled woman, shared intimately her husband's work, and her extraordinary accomplishments were reflected in her eldest son.

The Council of the Garden Cities and Town Planning Association have placed on record their sense of the deep loss sustained and their sympathy with Professor Geddes in his double bereavement.

We have received from the Bombay Co-operative Housing Association a series of leaflets and a copy of the Third Annual Report. Leaflets 10 to 13 deal with the question of State aid. A review is made of what has been done in England and other countries, and suggestions are made as to the work to be done in India. The principal reforms advocated are : Improved facilities for acquiring cheap land, and the encouragement of municipal land ownership and town planning ; financial aid in the form of cheap capital for small investors ; alterations in the incidence of municipal taxation ; the opening up of suburbs by cheap and speedy transit facilities and the creation of new centres of activity. The terms suggested for Government loans are :

1. Seventy-five per cent. of the estimated cost, the remaining 25 per cent. to be provided as share capital in advance. Loans to be payable by instalments as the work proceeds.
2. Interest not to exceed  $4\frac{1}{2}$  per cent.
3. The period of repayment from 30 to 50 years, according to circumstances.

An interesting item in the annual report is that during 1916 two new housing societies have been registered, bringing the total of housing societies in the Bombay Presidency up to three.

The following is a resolution which has been passed at a meeting of the U.S. Senate :

Whereas the garden city and garden suburb movement in Europe has made wonderful progress during the first eight years of its existence ; and



Whereas the object of this movement is to secure permanent and comfortable homes for the people, on terms within the reach of the average income, and to combine the advantages of town and country in the same community ; and

Whereas this movement is contributing materially to the health, comfort, and prosperity of the people who have experienced its benefits ; and

Whereas the movement, in the estimation of many, points the way to the long-sought goal of a contented, home-owning population ; and

Whereas a beginning along this line is claimed to have been made in the United States ; and

Whereas thousands of American citizens have petitioned members of Congress for an investigation of the movement both in Europe and the United States ; Therefore be it Resolved,

That the Senate Committee on Agriculture and Forestry be authorized and requested to hear and consider such testimony as may be produced before the said committee in Washington regarding this movement both in Europe, in the United States, and elsewhere, and to report its findings to the Senate.

We have received a printed report of the first hearing, at which evidence was given on the garden city movement in this country. Many of the statements made, however, show a total lack of appreciation of what the garden city movement really stands for. Mr. Culpin was invited to appear before the committee to give evidence, but owing to the great difficulties existing was unable to accept the invitation, and he has since been asked to submit a written statement.

Garden City principles have also received official recognition in France. The Department of the Seine has recently voted ten million francs to its Housing Department for the purchasing and parcelling out of land in the environs of Paris with a view to the creation of garden suburbs.

The Report of the Directors of the Hampstead Garden Suburb Trust for the year ending March 31st last shows a balance on the year's working of £23 3s., which, added to the balance brought forward makes £1,136 16s. 5d. The smallness of the revenue balance is accounted for by the fact that the whole of the debenture and mortgage interest charges, amounting to £9,234 9s. 3d., have been met out of revenue, whereas in past years a proportion has been charged to general development account. The amount charged under this way in the past has come to no less than £31,557 9s. 6d., and it will generally be regarded as satisfactory that the directors have changed this feature of their bookkeeping. The grant towards the Institute management is this year £300, as last year. The receipts from ground rents amount to £11,428, exceeding by nearly five thousand pounds the amount of ground rents at Letchworth Garden City, while the profits at Letchworth, after paying £12,133 for interest, come to £5,720. The share capital stands at £55,000 as against £198,309 in First Garden City Ltd ; the debenture stock £133,000 against £111,410. Mortgages and loans from banks are £105,000, against £206,627. The directors record with regret the death of Mr. Frank Debenham, who has been a director since the formation.

The Executive Council of the County Councils Association have under consideration the question of rural housing, particularly with regard to the possibility of public assistance being given to Public Utility Societies. This aspect of the question had been brought before the Association, prior to Mr. Hayes Fisher's announcement that



public assistance would be given to local authorities, by the signatories to the Minority Report of the Departmental Committee on the employment of sailors and soldiers on the land, and the Public Health, etc., Committee of the Association have discussed proposals with Mr. Leslie Scott, K.C., M.P., and Mr. Ernest Betham, the Secretary of the Housing Organisation Society.

While it is not possible to say anything yet as to the views of the Association, it will be interesting to note the proposals made by Mr. Leslie Scott and Mr. Betham. Under the scheme proposed, the executive work is to be carried out by a Public Utility Society in each rural district with the County Council as the chief authority for the supervision and control. The County Council is to nominate three members on the Board of Management of each Public Utility Society and to make arrangements for including in one or other of the Societies any agricultural portions of urban districts which may exist in the county.

Each of the Societies is to nominate one or two of its members to a Central County Committee, which is to be the intermediary between the Societies and the County Council and to relieve the latter of detailed work. The capital, which it would appear is all to come from the Government, partly as grant and partly as loan, is to be received by the County Council and paid out by them to the Societies as required, the rents being paid in by the Societies to the County Council. When the capital borrowed from the Government has been paid off, the various properties would then fall in to the County Council.

An important proposal has been made to the Royal Institute of British Architects by the Local Government Board in connection with the scheme for the housing of the working classes. This involves the grant of a sum of money for the purpose of obtaining, under the direction of the Institute, the best plans for working-class houses. A committee of the Institute is now considering the details of the proposal, in the carrying out of which it hopes to secure the co-operation of allied societies.

The Honourable W. A. Holman, Premier of New South Wales, who was one of the party of Colonial Premiers entertained by Mr. Harmsworth at Letchworth in 1913, has recently been on a visit to this country, during which he again visited Letchworth. He expressed a great interest in the developments, and this interest in Letchworth will be kept up by the Agent-General for N.S.W., the Honourable C. G. Wade, K.C., who has visited Letchworth since Mr. Holman's return.

Mr. Charles C. Reade is acting as Honorary Organizing Director of the Australian Town Planning Conference and Exhibition, which is being held in the Exhibition Buildings, Adelaide, from October 17th to 24th, under the patronage of the Commonwealth Government of Australia and the State Governments. The arrangements made are on a very complete scale, and it is hoped that the exhibition will have a marked influence on the progress of town planning opinion in the Commonwealth. Mr. Reade, whose engagement as Town Planning Adviser to the South Australian Government has again been extended, has done some very useful work in bringing together all the forces which make for improved municipal government, and which can exert influence towards a full measure of town planning powers. The various Governments concerned are contributing towards the expenses. The Commonwealth Governor and the Premiers are giving their support while the Mayors and Lord Mayors of the capital towns are presiding at various sessions.



Mr. Reade has kindly sent us a copy of the provisional programme, and we wish him all success in his efforts. It is difficult these thousands of miles away accurately to sum up the position of any question, but from the very many visitors, official, military, and otherwise, who find their way into Gray's Inn for the purpose of getting information, a good deal of news is acquired as to the extension of town planning in Australasia, and many are the expressions of gratitude for the work which Mr. Reade has done. At the same time there does appear to be in some quarters a lack of cohesion and an absence of sympathetic co-operation which alone can ensure successful results. It is not for us to lecture, even to the various bodies which may be described as children of our movement, but we would venture to hope that in this exhibition all interests will come together and find a common meeting place for common activities. There is quite enough fighting in the world at present without bringing it into work such as this. We are full of admiration of the energy and zeal which have been displayed in establishing a town planning atmosphere in Australasia, and we want to see the success of that unhampered by personal or unworthy motives.



## PROFESSOR ADSHEAD'S LECTURES

PROFESSOR ADSHEAD, M.A., F.R.I.B.A., will deliver six public lectures, illustrated with lantern slides, on "Housing Problems after the War." These lectures will be given at University College, Gower Street, on Tuesdays, at 5 p.m., beginning November 6th. The chair will be taken at the first lecture by the Right Hon. Christopher Addison, M.P., Minister of Reconstruction. Admission will be free. Applications for tickets, accompanied by a stamped and addressed envelope, should be made to the Secretary, University College.

The following is a synopsis of the lectures :

LECTURE I.—The scarcity of houses and measures for relieving same. Necessary improvements to meet a higher standard of living. Modern requirements as regards site, surroundings and accommodation. Promoters of housing schemes: Local Authorities, Public Utility Societies, Private Owners. Existing legislation and amendments necessary in view of conditions created by the War.

LECTURE II.—The development of the English village: its social conditions and amenities; its decline during the industrial period of last century.

LECTURE III.—The early industrial towns of last century contrasted with villages of the same period in rural districts. The model villages of our Ducal estates and their influence on the regeneration of industrial housing schemes as seen in the model industrial villages of to-day. Further developments resulting in the garden city and the garden suburb. The housing schemes of the future.

LECTURE IV.—Typical cottages of the seventeenth, eighteenth, and nineteenth centuries, both in rural and urban districts. Standardization in cottage features of the eighteenth and nineteenth centuries. Standardization in the housing schemes of the future: its use and abuse.

LECTURE V.—Cottage type: plan and accommodation. The Parlour type. The Kitchen Living-room type. Other types. Working arrangements. Heating and cooking. The bath. Washing and clothes drying. The larder or food store. The coal place or coal-house. Refuse disposal. Back additions. The back yard and the back passage, and the question of their omission. Newer materials and methods of construction.

LECTURE VI.—The design of a cottage. The sash window or casement as controlling features. Importance of preserving the traditional character of the cottage as seen not only in the cottage itself, but also in its surroundings and in the lay-out of adjacent land. Pronounced distinction between the character of the villa and cottage. The provision of amenities, approach roads and waysides, gardens, greens and allotments. Artificiality and a high standard of upkeep incompatible with the cottage character.



# VILLAGE SETTLEMENTS FOR DISABLED EX-SERVICE MEN.

[A Paper read on October 13th, 1917, at a Conference of the Rural Organization Council with which the Garden Cities and Town Planning Association is federated.]

**I**N Mommsen's wonderful narrative of the Roman Republic we read that "hand in hand with the efforts to guard against the ascendancy of capital went the endeavours to bring back agriculture to the path which was most advantageous for the commonwealth." So far does history repeat her cycles of human effort that, with due allowance for modern variations and inventions, it is wise to watch the past. In those pages which tell of the agrarian proposals of Julius Cæsar, stamped with "moderation, honesty and solidity," there is much that can guide to-day.

The business of our Rural Organization Council is to help in raising and vitalizing the conditions of rural life in these islands, which our soldiers, airmen and sailors will have rescued from horrible catastrophe. The restoration of a busy and contented peasantry to England, Scotland and Wales (not forgetting what the genius of a few has lately done for Ireland) will be a precious achievement in all ways—humane, economic, natural.

In particular, can we contemplate with any equanimity the prospect of our villages saddened by the presence of maimed or nerve-shaken Army and Navy pensioners, their bodies damaged in the awful warfare, their souls weary with frustration of normal hopes and energies? What can be done?

After three years of war we are just realizing what is meant by the discharge of these disabled men—some of them husbands and fathers; many of them youths in all but experience of horror; many (apart from those permanently crippled) likely to be taken back into their former trades and situations, but large numbers without that prospect, wistful to know what might follow such return to health as they may gain, or (to confess the truth) slack and cursed with the poor competence of a small pension. Many of these are perhaps incurably urban in their outlook and desires, but many may know or have recently learned something of the vigour and liberty of country life, and have seen in Belgium or France phases of land tillage and rural industry little realized in England. And who of us does not know the healing and restful medicine of country air and quiet?

Further, side by side with the inevitable emigration to the Oversea Dominions which the close of war will bring, how desirable it is to keep some of our best folk, men and women, for happy mating, by offering them reasonable and just prospects of livelihood on the land. The big needs are a country-bred race and secure supplies of national food. It appears, then, to be wise to associate the restoration of disabled soldiers and sailors to health of mind and body with their settlement in villages and on the land. And if, in the course of time, as a kind of natural result from careful foundations, there shall arise a fabric of small self-supplying village communities where local industries and handicrafts shall be pursued on sound and just lines, the effort will have a durable consequence.

A private group of fellow-workers\* who have been giving long and diligent deliber-

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\* The Committee are as follows:—Sir Robert Armstrong-Jones, M.D., Major E. A. Belcher, Lord Henry Bentinck, M.P., Noel Buxton, M.P., Warwick Draper, R. Fortescue Fox, M.D. (*Chairman*), Lady Grogan, W. Cecil Harris (*Hon. Treasurer*), Miss R. E. Lawrence, Professor W. R. Lethaby, Egbert C. Morland, M.D., Alfred Powell, Fred Rowntree, Sir George H. Savage, M.D., Col. Wilfred Trotter, R.A.M.C. *Hon. Sec.*:—Miss Hilda Fox, 36, Devonshire Place, W., to whom inquiries and offers of service, land and money, may be addressed.



ation to this problem, assent to my offering this brief suggestion of what we are now offering for consideration in certain Government quarters, and by the public.

“ Healing and restoration after certain types of disablement is a slow and tedious process, demanding patience and faith. The training for a new trade or profession, or for some modification of the old, is also a slow process. It seems therefore a matter of common sense and humanity to carry on the two together, and to provide for each man who needs it such a system of curative treatment, combined with manual or mental training, as will cure his disabilities, develop his natural gifts and best equip him to become, as far as possible and at the earliest possible date, a self-supporting citizen.”

There is weighty medical endorsement, based on experience, for the view that this association of the curative treatment of a large number of disabled and delicate men with their vocational training in the crafts and industries which are attached to rural and village life, has itself a medical value. A criticism, which is friendly and well meant, suggests that it would be hard to place numbers of wounded and disabled men together after they leave hospital. But common suffering is found to have redemptive sanctions of fellowship, and the necessity of the case requires a degree of concentration, the disadvantages of which will probably be more than counteracted by certain elements of this particular proposal. A site should be chosen where every influence will be beneficial to health of mind and body, and here the men will have not only comradeship and friendly competition in their physical and mental progress, but an association with real home life. Such an environment will probably be more favourable to the health and morale of the wounded man than his life in an isolated home, where he can rarely receive such scientific treatment and training, or live in a social atmosphere so helpful and encouraging.

We believe the following to be the main features for a wise scheme :—

Medically, it is essential that all the circumstances and surroundings of the settlement—such as *situation and climate*—shall be favourable to health. Town areas are therefore undesirable, as also flat or damp country. For the best result, surroundings of natural beauty and tranquillity are necessary. If it proves most desirable to settle near an existing town, these features must still be secured. In any case, fertility of soil and convenience of transport must be regarded, together with ready opportunity for such public services as water and electricity or gas.

The State or private beneficence, or both, might offer an *area of one square mile* (640 acres), suitable for a training centre of (say) 1,000 disabled men at a time, that being an economical medical unit. Of these perhaps two-thirds will study agriculture and allied subjects, the rest handicrafts and business subjects. A certain proportion as they pass through will become desirous of settling permanently on the land or in villages with their families, and ultimately about 200 ex-Service men might make their homes on the estate, involving a population of about nine hundred. If less acres are taken to begin with, the farms and small-holdings may have to be reduced, but this would be regrettable.

There may be some generous and public-spirited offer of a suitable site free of charge, as was the case with the Belgian Military Institute of Re-education at Vernon in France (about 880 acres), where some 1,300 men are under training at one time, and the entire capital cost of installation has been repaid out of the production of the men.

*The Duration of Treatment and Training* will naturally vary according to circumstances, but will in no case be less than three months. The hours of work will be



prescribed according to the capacity of each individual, and will include an hour or so a day for medical treatment, so long as this is needed.

The following are the *Types of Cases* most likely to benefit by such a scheme of combined treatment and training :—

- (1) Men suffering from shell-shock, neurasthenia and depression ;
- (2) Men crippled by wounds or by stiff and wasted joints or muscles ;
- (3) Men who have suffered amputation ; and
- (4) Certain cases recovering from malaria or other fevers, or delicate men for whom a country life is prescribed.

Incurable cases, that is to say, men who cannot reasonably be expected to recover any real capacity for work, will not be received. In deference to opinion, it is probably better to have separate cure-centres for consumption cases.

It seems important to ensure the *mixture* of all kinds of curable disability and disablement, the patients not to be arranged in groups according to the form of disability from which they suffer [*e.g.*, (1) mental shock, (2) neurasthenia, (3) paralysis, (4) amputation, (5) wounded limbs, and so on], but to live, work and be treated together, the more severe with the slighter cases. In this way the intensive effects of gathering together numbers of men suffering from a particular form of abnormality may be avoided. The aggregation of many cases of the same malady may prove as injurious in mental and nervous disorders as in infective illnesses.

In order to provide scope in both *studies and trades* for each man's individuality and tastes, there should be as large a number of workshops and classes as possible, and expert advice and experience declare that to produce the best results these should be small in size. The community should (so far as possible) supply its own wants, lay out its own land and build its own houses, a speciality being made of open-air and agricultural pursuits.

Practical training classes might be selected in the following subjects :—

A.	B.	C.
Dairy-work.	Building and Masonry	Drawing and Design.
Market-gardening.	in all branches.	Typewriting.
Farming.	Carpentry and Joinery.	Shorthand.
Fruit-growing.	Turnery and Inlaid Wood-	Book-keeping.
Arboriculture.	work.	Modelling.
Forestry.	Baking and Confectionery.	Music.
Poultry-keeping.	Shoemaking.	
Bee-keeping.	Tailoring.	
Smithy-work.	Weaving.	
Wheel-making.	Pottery.	
	Saddlery.	
	Small Metal Trades.	
	Printing.	

The three main considerations in the *Selection of a Trade or Class* are :—(1) Medical ; (2) the man's tastes and natural abilities ; (3) the likelihood of financial success. Upon arrival each man should go before a Committee consisting of experts in (1) physical orthopædics, neurasthenia and general medicine ; (2) education, or (3) technical education ; (4) trade—who should give him their best advice upon the selection of an occupation. Each case must be considered upon its own merits, so that, as far as possible, some work may be found for every man which will aid his physical recovery.



occupy his mind and bring out his latent talents, and provide a safe investment for the future. His progress and attainments will be carefully watched and noted.

With regard to the serious and complex question of the *Principles of Production and Distribution*, the present sincere desire for industrial reform, widely and deeply felt, suggests that some experiments in this direction might be tried, which would be of value in the future. The conditions for such experiments are good, as the men are not able-bodied, and therefore at first business principles are not strictly applicable, although economic soundness must be an aim and should be a natural result. It is especially desirable to eliminate compulsory features from the scheme and to secure representation of the men themselves in the administration and direction of the Settlement.

Factories will doubtless remain in certain industries. But there is a growing reaction against the universal recourse to the factory system, with its specialization of labour, speeding-up and lack of personal relationships. There is in many quarters a desire to return to a modified form of the old craft guilds, in which a man may learn to create articles for use of a high standard and himself become a master craftsman, and not wholly spend his life in performing some mechanical and deadening process. The workshops of the proposed community must aim at high conditions of work, whereby articles are well and heartily made, and to attain this it seems desirable that the producers shall have some share and interest in the things which they have produced, associated as far as possible in self-governing workshops. Some system for the collection and distribution of the articles produced should be provided on co-operative or partnership lines, taking advantage of the facilities provided by motor transport and the development of the country carrier.

For the scheme proposed, there will be required :—

(A) *Medical Block* for daily treatment. This will consist of departments for Electrical Treatment, Massage, Remedial Baths (whirlpool baths, douches, the sedative pool bath, etc.), Mechanical Treatment, Physical Exercises, and Measurements and Records.

(B) *Technical Education* in the Crafts and Arts. There will be selected workshops and classes, for curative as well as educational purposes.

(C) *Agricultural and Horticultural Schools*. Space will be set apart for practical work, and class rooms and laboratories for theoretical work.

(D) *Huts* for sleeping accommodation to house those who come only for treatment and training.

(E) About 100 *Cottage Holdings* ( $1\frac{1}{2}$  to 2 acres) for those of the men who desire to settle on the land with their families.

(F) Eight *Farms* of 36 acres, for teaching and residence.

(G) Twelve *Small Holdings* of 5 acres.

(H) A *Central Institute* for concerts, entertainments and meetings, with club, reading and refreshment rooms, etc., attached. A *Hostel* for visitors might be included.

The questions as to *Churches, Schools, and Public-house* will naturally depend upon the site chosen, and upon new educational and other reconstruction policy.

One of the most important features of the scheme is the *Home Life* within it. On receiving his discharge from the Army, a man's first thought is usually to get away from barrack life and to return to his family, and this very natural and right desire often militates against further training, training being usually carried on in institutions in towns. Large numbers of young unmarried men may be available, and willing to embark on a new home—and marry.



Further, it is probable that many married men, if they could have their wives and children living with them, would happily settle down to a prolonged period of training extending over months or even years. The suggestion therefore is that cottages should be provided as homes. Any patient during his course would be free to apply to the Committee for the use of a cottage for himself and his family, and it might well be that the privilege of occupying one of these could be dependent upon good work and good conduct as well as upon suitability. Some of the families would only be there for a time ; others would stay permanently and form the nucleus of a new village. In either case the presence of home life within the Training Centre would be a strength to it in many ways.

The selection of the right *Staff and Personnel* is one of the most vital issues. The staff will be chosen by the Committee for their personal qualities as well as for their skill in some particular form of work. It is essential to secure persons of sympathy, discernment and enthusiasm, from whatever class they are drawn, and whatever position they may occupy. Many will be ex-Service men themselves.

As regards discipline, the residents themselves should co-operate with them in the administration of the place, and it is to be hoped that the flavour of Army discipline, however necessary for warfare, can be dropped. The men will not want it.

The *Selection of Cases* from among the applicants will require careful consideration, both on medical and social grounds. Only men who are likely to benefit will be accepted.

The *Cost of the Scheme* will of course be heavy, but the war has taught unanticipated lessons in the use of large sums of money. It will be sound economy, if much richer results can be obtained, to incur a relatively heavy outlay rather than to spend less on too small or too temporary an experiment. It is a case where substantial grants in aid might be given by the State for those who have suffered for the State.

The questions of *Rents* for cottages and *Contributions* from soldiers and sailors, who would be receiving allowances from the Government during training as for full disablement, and would be drawing varied pensions, must be considered when the Committee have been enabled to gauge the relative help which the scheme may expect from State aid and public or private beneficence. The probable permanent results of the scheme are integral parts of it, calculated to be a solid contribution to the social economy of the State. Thousands of men may thus be restored to strength of body and mind, and trained as cultivators of the land and craftsmen.

WARWICK DRAPER.



In forwarding his annual subscription to the Association, Mr. George Cadbury writes: "I am delighted to find from your letter that, notwithstanding the heavy demands made upon us all by war claims just now, in money, work, and sympathy, the Garden Cities and Town Planning Association is still making headway, and thus doing work that will be of inestimable value to our brave fellows at the front, who are giving up so much for their country's sake. Every cottage with a garden built is an additional restful home for these men who have sacrificed so much, instead of their being compelled to return again to the wretched houses in the back streets of our cities."



## TEN GARDEN SUBURBS FOR BRADFORD.

A SUGGESTION has been made by Mr. E. J. Smith, Chairman of the Bradford Health Committee, that ten garden suburbs should be erected on the hills on the outskirts of Bradford.

This suggestion was made in the course of a speech made in presenting the Report of the Health Committee. The Bradford City Council intend to give the matter full consideration and have decided to print Mr. Smith's speech for distribution. While there are some points in the speech which are open to criticism, the breadth of outlook shown and the suggestions made are so well worth noting that we reproduce it below:

"The housing of the working classes constitutes one of the most discreditable chapters in the dull record of the social life of the people. In the great industrial centres, 'where wealth accumulates and men decay,' workshops, factories, and warehouses have competed with mean dwellings for standing room on congested areas, intersected by short, narrow, crooked streets, overhung with a thick canopy of health-destroying black smoke, under which flowers cannot grow nor birds sing. In such soul-degrading environment men and women have existed with inadequate accommodation for the sexes, and almost total absence of domestic convenience and comfort, and no means of bringing nature's colour and gladness into the dead monotony of the child life, upon whose development the nation depends. The total absence of uplifting ideas and ideals among local authorities, whose members have regarded it as their duty to facilitate the making of money whatever became of the loftier purpose of the making of men, have allowed this higgledy-piggledy throwing together of the human and material instruments of the 'workshop of the world,' with the result that wretchedness and squalor, drink and disease, immorality and crime, have been catered for, and have poured their victims into costly workhouses, prisons, hospitals, asylums, and kindred institutions with a prodigality we have failed to appreciate because they have been put quietly out of sight and therefore out of mind, and we have not been sufficiently interested to inquire the price of our folly. But this beginning at the wrong end, and trying to cure what could, and should, have been prevented, has involved more than the waste of money, it has transformed the human assets of the State into national liabilities, and neutralized the work of mental, moral, and religious agencies struggling to raise the depressing lives of the people. It is not difficult to believe that there are many inside the Council and out, who will regard the introductory strictures as exaggerated, and who take it for granted that the city's achievements in this, as in some other directions, are exemplary. In Bradford 75 per cent. of the working classes live in back-to-back houses, probably a larger proportion than can be found in any other city in the Kingdom, and a class of dwelling the erection of which has been prohibited by Parliament since 1909. At the last census taken in 1911, 26,367 persons or 9.3 per cent. of the population were living in a state of overcrowding, and while the death-rate in 1913 in houses of four rooms and over was only 8.6 per 1,000, that in one and two roomed dwellings was 25 per 1,000. In the three best wards of the city—by no means ideal—in what was practically the pre-war, and therefore normal, year of 1914, the infant mortality averaged 62 per 1,000 births, while in the three worst wards the figure was 179, or three times greater in the squalor of the centre than in the sunshine and purer air of the outskirts. Instead of letting



the favoured few live in the midst of green fields, spreading trees, singing birds, and meandering brooks, and the many in or near the centres of cities, why cannot we send the many out into the country and leave as few as possible near the towns, at the same time prohibiting the erection of houses on industrial sites, and industrial concerns on housing sites? Cheap and convenient transit, the rapid development and centralizing of industries, the natural decay of dwellings near them, make the process a necessity if human betterment is to have a chance. It is in the light of such facts and considerations that our reply to the Local Government Board inquiry has been drafted. There are over 72,000 houses in Bradford, and if the very generous life of seventy years were regarded as a reasonable average, it would mean that 1,000 should be built every year to make good the natural decay. During the last twelve years, however, only 4,778 have been erected, or an average of 398 per annum. In the same period only about 1,000 dwellings have been closed as unfit for human habitation owing to the rapidly growing scarcity, and the owners of some 600 of these have, for the same reason, been permitted to make structural alterations and repairs, and again accept tenants, leaving a net decrease on this account of some 500 houses. About 45,000 men have joined the colours, and in consequence wives have gone to live with parents, and mothers with children, to a considerable extent. On the other hand, it is believed that some 10,000 persons have come into the city to work at war and allied trades, 5,000 of whom are thought likely to remain. In the light of these figures, the over-crowding disclosed by the census returns, the natural increase of population, the large number of persons who come into Bradford from outlying districts by train and car, some of choice and many of necessity—owing to the shortage of houses—to earn inside the city the money they spend out, and the fact that some 3,000 dwellings ought to be closed as soon as others can be provided for those who would otherwise be homeless, the Health Committee cannot be accused of over-estimating the need at 10,000 additional houses to be erected in two lots of 5,000 each. The first practical consideration is the amount of the Government's contribution to the cost of the scheme, and until that has been ascertained definite proposals cannot be made. The subsidy, however, should be the difference between the cost of building now, when the price of labour and material are abnormally high, and the cost when the needs of the community have been overtaken, and a new normal price has been established. If the amount were less than that difference, we should always be confronted by the ugly possibility of the private builder waiting until the bottom had been reached, and then erecting houses at a price that would enable him to let them at lower rents than we could afford to accept, for the purpose of emptying those we had built under less favourable conditions. In the meantime, however, it is well the Council and the public should know what are the present ideas of the Committee—if the necessary financial assistance is forthcoming—in order that we may have the benefit of whatever criticism or suggestion they may evoke. Fortunately, the area of Bradford is over 22,000 acres in extent, and facts and experience prove that the sunshine and fresh air on the outskirts are life-giving and healthy; consequently, we should like to build ten self-contained villages of a thousand houses each on the hill tops surrounding the city. We believe the working man's wife with a family, who puts conscience into her domestic duties, works the longest hours, for the lowest pay and the least recognition, of any member of the community; indeed, the good mother has long been the most sacred asset in the country, but it has taken the ravages of the greatest war in history to turn our minds to that mighty fact. Instead, therefore, of ignoring the incessant toil and perpetual anxiety to which she is subjected, we believe she needs and deserves whatever help



can reasonably be given, to make her task less exacting and more desirable. We therefore suggest the provision of an efficiently staffed communal laundry and cooking kitchen for each village. In these days of steam laundries it is unjustifiable and indeed discreditable to expect a woman to stand over a 'peggy tub' and a 'wringing machine' for hours together and convert her home into a steam chest once a week, and a drying ground for wet clothes whenever the weather is unfavourable. The continual labour involved in providing three or four wholesome meals every day in the week all the year round, in addition to looking after the other needs of a family and a home, can only be known to those thoughtful, earnest women who try to do it; a tremendous number never even attempt, with the result that tea and bread, fried fish and chipped potatoes and indigestible pastry are being increasingly bought, and relied upon, to produce and maintain the backbone, stamina, and grit of the great industrial army. A communal cooking kitchen where bread could be baked and from which the meals could be fetched ready for serving in the home would ensure a far greater variety of wholesome food, better cooking, smaller cost, and infinitely less labour than when a thousand over-worked mothers were busily engaged making a thousand separate dinners, while it would overcome the difficulty so common in these days of the mother not troubling to make a dinner when the husband does not come to it. Each community would be provided with such amenities as a school, a bath, a library, a recreation room, a pleasure ground, and a suitable area set apart for allotments, etc.; indeed, it would be a model village where, after a hard day's work, men and women could live such a natural, healthy, and wholesome life as would enable them to rest and recuperate both body and mind, instead of wearing themselves out by spending their leisure hours in a smoke-laden atmosphere, teeming with the morbid excitement and distractions of modern artificial existence. The future physical, mental, moral, and religious well-being of city life cannot be ensured by the dissipating habits into which we have drifted, and unless we can get back to better things graver problems even than the war are in front of us. The limits of collective enterprise and helpfulness have by no means been reached, many can do with ease what one could not even attempt; why should we hesitate, much less decline, to encourage and develop the very best of which mutual service is capable? It is, of course, obvious that for a time, at any rate, many would prefer to look on and see how the new venture succeeded, but as only 5,000 houses would be erected in the first instance, and only 10,000 in the aggregate, or a number capable of accommodating not many more than the total enlistment is likely to reach, it is much more than probable that sufficient of the 300,000 inhabitants of the city would be ready to enjoy the advantages long before they could be provided. The thoughtful portion of the upper and middle classes have long since learned the wisdom of everything contained in these proposals, though their money enables them to achieve the same results by different means, so that no need for conversion should exist in their case, while employers of labour ought, even in their own interests, to welcome whatever tends to promote the health, contentment, and happiness of those without whose services their enterprises must inevitably fail."



The King and Queen recently revisited Hampstead Garden Suburb, where they inspected the memorial in St. Jude's Church to the late King. Their Majesties frequently expressed their admiration of the church, and each of them planted a tree in the enclosure to commemorate their visit. The King also expressed great interest in the progress of the Suburb, referred to his previous visit, and asked the Vicar a number of questions about the development since.



## BOOKS TO READ

PREVAILING restrictions make it impossible for us to print the notices already prepared of recent literature, but in response to the many requests which have been received for advice on the latest literature which should be acquired by those interested in Town Planning and Garden City work, we give below a list of some of the books which can be recommended for the private and official bookshelf.

We repeat the offer made to keep advised any who may desire it of all literature as issued, together with recommendations, and we are prepared to collect and forward this to subscribers who desire to take advantage of this service. Several municipalities and libraries have decided to secure all good literature issued, and we can recommend this course to those who are not able to keep touch with the publishing world, but are anxious not to lose any valuable material which may be available.

CITY CLUB, CHICAGO.—*City Residential Land Development*. Studies in planning ; plans, perspectives, and drawings submitted in town planning competition. Well illustrated. 138 pp., large 4to.

NEW YORK COMMISSION ON BUILDING DISTRICTS AND RESTRICTIONS: Final Report. 170 illustrations and complete sets of folded plans showing restrictions decided upon. Invaluable. 250 pp., large 4to.

THE AMERICAN INSTITUTE OF ARCHITECTS.—*City Planning Progress*, 1917. Edited by Geo. B. Ford. A compact and by far the most complete summary yet issued of progress throughout the world. Illustrations a special feature. Invaluable. 207 pp., 220 illustrations. \$1.50 paper ; \$2 cloth.

THE AMERICAN INSTITUTE OF ARCHITECTS.—*Journal*. Quarterly. 50 cents.

LIVERPOOL SCHOOL OF ARCHITECTURE.—*Town Planning Review*. Quarterly. The standard work of the world ; essential to all town planners. 2s. 6d. net.

TOWN PLANNING INSTITUTE.—Papers contributed to periodical meetings. Essential. Particularly important, *Road Construction and Improvement by means of Town Planning Schemes* (W. Rees Jeffreys).

*Wildwood Magazine*, Fort Wayne, Indiana.—Monthly. Largely devoted to town planning. Frequent useful articles. 15 cents.

MASSACHUSETTS FEDERATION OF PLANNING BOARDS.—These bulletins, which cannot now be noted in full, are invaluable.

COMMONWEALTH OF MASSACHUSETTS: Homestead Commission.—Proceedings of the Compulsory Annual Conference of Massachusetts Planning Boards, and other useful literature.

CAMBRIDGE, Mass.—*Annual Report of Planning Board*. Details the studies made under the direction of Arthur C. Comey for preparation for a comprehensive city plan. The plan, 200 ft. to the inch, will show circulation, public property, private property, with height restrictions, building lines, etc. ; surveys, use of land, transportation, administration of public property, social conditions, housing, etc. To secure adequate playgrounds an entire census of school children was made and plotted on a map, using a dot for each five children. The areas not served were visited, and likely spots chosen.

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.—*Landscape Architecture*. Book reviews a feature. One of the essential magazines. Quarterly. 50 cents.

BARRY PARKER, F.R.I.B.A.—*Report on Oporto*. 50 large 4to pages, plans and illustrations. One of the most remarkable town planning reports yet issued, which must be in every town planner's library. Essential.



WERNER HEGEMANN, Ph.D.—*Report on a City Plan for Oakland and Berkeley, Cal.* The talented author of *Der Staedtebau* has produced in this report a model as well as a text book. His experience as Director of the International Exhibitions at Berlin and Düsseldorf and in connection with the Greater Berlin plan, as well as his sympathetic study of the world-wide movement, make his book one of the necessary documents. The praise bestowed in an introduction by Frederic C. Howe, himself no mean authority, is completely deserved. There are a number of illustrations which are printed for the first time, and there are decided additions to the known information. It is impossible without going beyond the limits available to give any account of the book, which in its 156 large 4to pages comprises references to most of the things which the maker of a town plan or a civic survey must bear in mind.

*Report on a Plan of Ottawa and Hull, Canada.* By far the most ambitious report yet presented. Its coloured plans easily constitute a record. There are points which we might be disposed to challenge in a detailed review, but the general excellence is such as to recommend it warmly.

WERNER HEGEMANN, Ph.D.—*City Plan for Milwaukee.* A well-illustrated report designed to arouse public interest in an understanding of city planning. Among his illustrations are diagrams typifying the old concentric plan lacking parks and playgrounds except on the outskirts, and the modern tendency to the star-shaped city with its parks and playgrounds radiating from the centre and with the town developing in a system of garden suburbs. The concluding paragraph is worth quoting :

City planning means co-ordination of the activities that make for the growth of the city, especially the activities of railroad and harbour engineers, landscape architects, street building and civil engineers, builders of factories, of offices, of public buildings and dwelling houses. Without such pre-planning co-ordination, clashes between these different activities, unsatisfactory results, and most expensive rearrangements become unavoidable. City planning, therefore, does not mean additional expenditure of money, but it means an insurance against waste and inefficient expenditure of the enormous sums that go—in the regular course of events—into the development of a progressive city.

AMERICAN CIVIC ASSOCIATION.—*A Good Home for Every Wage Earner.* By John Nolen. Advocates the economic solution of housing. Manufacturers are urged to adopt the garden city solution, and to recognize that an investment in housing is part of the necessary business capital. Details are given of sixty-nine housing experiments in America. 23 pp. 25 cents.

#### *Park Reports.*

Minneapolis leads the way with a comprehensive report, very beautifully illustrated in photogravure.

The Metropolitan Park Commissioners, Boston, show that older bodies are not content to stand still, and some very effective contrast pictures are shown.

Indianapolis records a gift of 80 acres and a residence, for park purposes, from the founder of a local newspaper, who accompanied the gift with the declaration :

I believe that a responsibility for the welfare of his community rests upon every citizen, and if he has prospered through the growth and business activities of the place, he ought to do something to make it better than he found it.

Rockford Park Commissioners show how a villainous dump in seven years is transformed into a beautiful park.



*The American City*, New York.—Monthly. A unique record of civic progress. 35 cents.

NATIONAL MUNICIPAL LEAGUE, PHILADELPHIA.—*National Municipal Review*. Articles of great importance. Book reviews a special feature. Bi-monthly. \$1.

*The Architectural Review*, Boston, Mass.—In addition to valuable articles, frequent special numbers of great interest. Monthly. 50 cents.

NELSON P. LEWIS, New York.—*The Planning of the Modern City*. A review of the principles governing city planning. A practical and instructive book which will form a valuable addition to the town planner's library. 423 pp., cloth, 8vo, 16s. 6d. net.

PATRICK GEDDES and VICTOR BRANFORD.—*The Making of the Future*. A new series of books issued by Williams and Norgate. Providing a popular library of regional, human and civic studies and their application to current issues. The first two volumes—*The Coming Polity*, by the Editors, and *Ideas at War*, by Prof. Geddes and Dr. Gilbert Slater—are already issued, and with the remaining six will form a valuable sociological library, of which the whole trend, although not necessarily labelled "town planning," will be to that large study of city life and its problems which alone can evolve the successful treatment of any area, new or old. Crown 8vo, 5s. per vol. net.

CLINTON ROGERS WOODRUFF.—National Municipal League Series. Twelve well-printed and bound books of about 500 pp., 8vo, dealing with various phases of City Life. Of especial interest—*City Planning*, by John Nolen, and *Town Planning for Small Communities*, by Charles S. Bird, jun. Both of these writers are well known to English authors, and their names alone should secure a wide sale. Cloth, \$2 net per volume.

T. RAFFLES DAVISON.—*Port Sunlight*. A record of its artistic and pictorial aspect. A well illustrated, artistic record of this pioneer village. 124 pp. 4to, cloth, gilt, 5s. net.

NATIONAL HOUSING ASSOCIATION, New York.—*Housing Problems in America*: 575 pp. 4to. Containing the Proceedings of the Fifth National Conference on Housing, Providence, 1916. A series of eighteen papers by well-known experts and discussions thereon and reports on housing problems in America. A book to get. \$2.

COMMISSION OF CONSERVATION, Canada.—*Seventh Annual Report*. Beautifully illustrated. Contains Thomas Adams's report, and suggestions on town planning, housing, and public health.

CAROL ARONOVICI, Ph.D., Philadelphia.—*The Social Survey*. The paucity of authoritative material dealing with Social Survey makes this a valuable study. 255 pp. 8vo.

WALPOLE, Mass.—Town Planning Committee's Report. Recommends the formation of a development federation, in order to give the citizens of the town an opportunity to become informed and interested in the present and future development. A summary is given of the proposed plan of town government by a town manager. Election is to be by proportional representation.

UNITED STATES Department of the Interior has issued a National Parks portfolio with the idea of arousing interest in the wonderful public parks of America. As a record simply of the supremely beautiful this portfolio is invaluable, while it is an asset from the point of view of the provision of open spaces. In connection with the issue, an excursion was arranged to the various National Parks.

GEO. B. FORD.—*Building Zones*. An explanation of the building zones of New York, containing the annotated law, with sixteen coloured maps showing the actual height, area and use restrictions.



# OPENING OF BARRY GARDEN SUBURB

Barry Garden Suburb was formally dedicated on Saturday, September 1st, on the completion of the first block of fifty-two houses. Mr. W. Jones Thomas, J.P., chairman of Barry Garden Suburb, Limited, presided, supported by Major David Davies, M.P. (chairman of the Welsh Housing and Town Planning Trust), Sir Evan D. Jones, Bart., Mr. D. Lleufer Thomas, J.P., Mr. D. Morgan Rees, J.P., Professor Thomas Jones, Councillor Howell Williams, Mr. Llewellyn Davies, J.P., Mr. T. Alwyn Lloyd, and others. Mr. Lleufer Thomas having formally dedicated a coppice to the children of the suburb as a playground, Major Davies cut the ribbon at the opening of Westwood Rise.

Subsequently the company visited the Co-operative Hall, Barry, where a horticultural show was held in connection with the tenants. A meeting followed, over which Mr. Jones Thomas presided. Sir Evan Jones presented the silver cup given by the president to the winner of the chief competition in the horticultural section. Major Davies said if the ideas embraced in the garden city movement had been prevalent in his youth, Barry would have been one of the most beautiful garden cities in South Wales, because the site of the town lent itself admirably to such an undertaking.

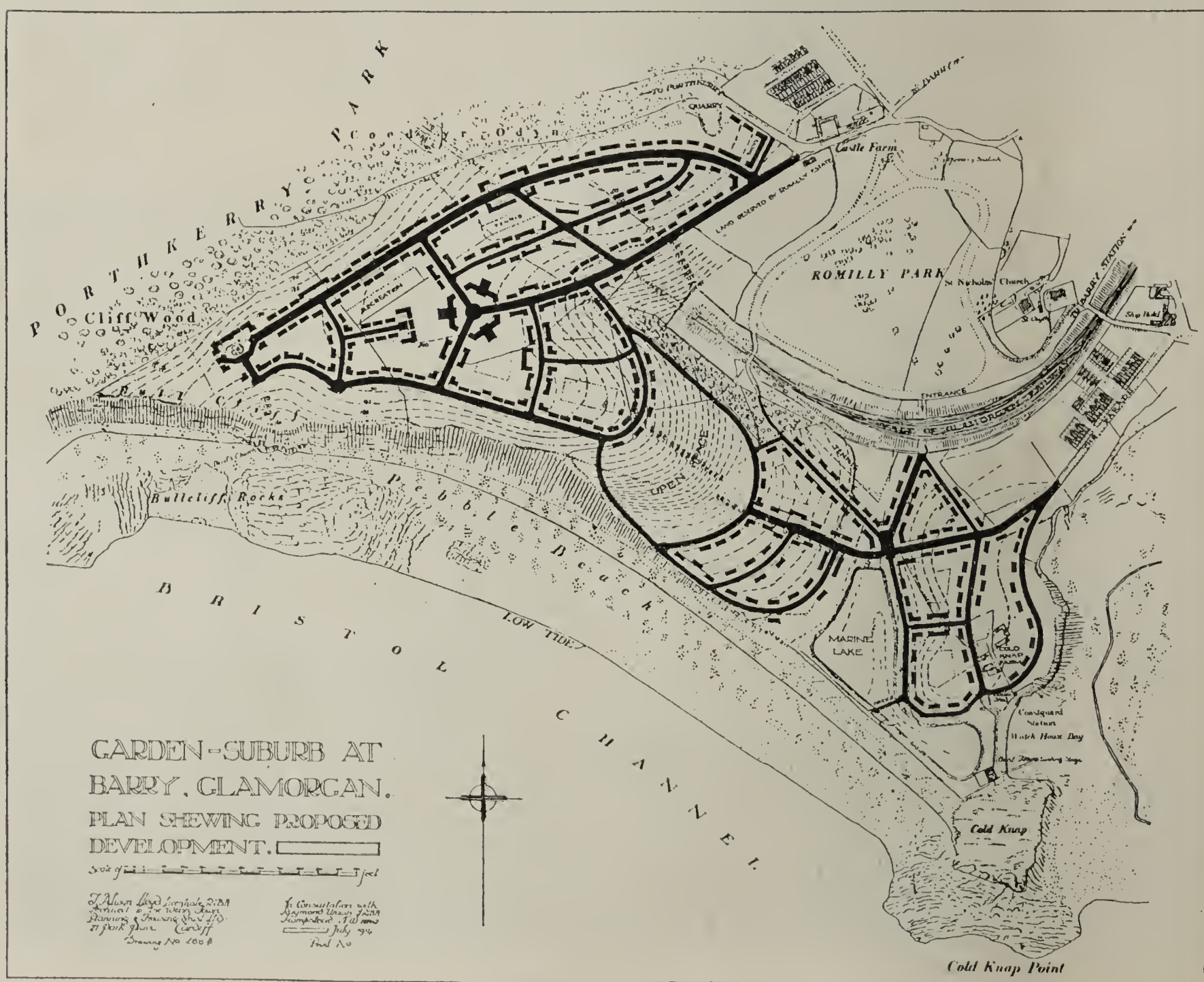


Westwood Rise.



The Tenants Committee have organized a growing social life. They manage the allotments, purchase garden requirements in quantities, arrange demonstrations and lectures, and the wood is in their care. They are arranging a programme of social and educational winter evening gatherings.

The land for the suburb was acquired and developed by the Welsh Town Planning and Housing Trust, and the houses were designed by Mr. T. Alwyn Lloyd. The site is easily the most picturesque of all garden suburbs, the existing houses overlooking the Channel and the Devon coast. The first piece to be developed stands about 200 feet above the sea level, and the site is particularly difficult in view of the steep gradients. Mr. Lloyd has, however, laid out the ground in such a manner that where the worst gradient occurs the land is laid out for an open space. The houses already completed are excellent in character and design, and although built entirely with private money and without any sort of Government subsidy, a three-bedroom house is let at 6s. 6d. a week. The house contains one large living room running through the house, lighted at each end, and a separate bathroom. There are few sites offering greater possibilities of striking development than this, always assuming that the developer can overcome the initial difficulties as well as Mr. Lloyd has done.







INCORPORATING THE HOUSING REFORMER  
EDITED BY EWART G. CULPIN

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New Series. Vol. VII, No. 4

December, 1917

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On November 7th a luncheon was given in the offices of the Association to Mr. Thomas Adams, the Town Planning Adviser to the Government of Canada, who was paying a short visit to this country.

There is little need to remind our readers that Mr. Adams was the first paid secretary of the Garden City Association, and that it was owing to his energy and skill of organization that the society took at once the prominent position it did in public estimation. He organized the big conferences which led to the matter being widely discussed, and when the time came for a practical experiment he became secretary to First Garden City Ltd. For a short time he was in private practice as a town-planning surveyor, and then became the first town-planning adviser to the Local Government Board, and had much to do with the early administration of the Act of 1909. He then proceeded to Canada, where he has since been occupied as town-planning adviser to the Canadian Government, and he has recently been re-engaged by the Canadian Government for a term of three years.

Mr. Ebenezer Howard presided at the luncheon and was supported by Mr. Henry Vivian, Chairman of Co-partnership Tenants Ltd.; Mr. G. Montagu Harris, Chairman of the International association; Mr. Frederick Litchfield, Chairman of the British association; Mr. E. R. Abbott, President of the Town-Planning Institute; Colonel Hellard; Mr. J. E. Champney, Chairman of First Garden City Ltd.; Captain R. L. Reiss; Mr. G. L. Pepler; Mr. F. Lee Ackerman, U.S.A. Housing Investigator; and many others with whom Mr. Adams was associated in his work here.

Mr. Howard, in welcoming Mr. Adams, spoke of the great value of his early work, both for the Association and for Letchworth. He recalled incidents of the early working of the Association and the manner in which Mr. Adams's energy had overcome many obstacles.

Mr. Culpin read a number of letters from those unable to attend, including Lord Leverhulme, Sir Ralph Neville, Mr. Cecil Harmsworth, Mr. John Burns, and Mr. Raymond Unwin.



Mr. Adams gave an address of extraordinary interest, dealing with the general position of the Garden City movement and the necessity which exists in this country and in all parts of the empire to seize the present opportunity for emphasizing the value of Garden City principles. The war was teaching many lessons, and among them none was more clearly emphasized than the fact that the principles underlying the Garden City movement were the only ones which provided a solution of the problems of health and housing which faced the world to-day. His experience in Canada had confirmed him in his convictions. It was no time for a timorous policy; the Association should demand that in the work of reconstruction the principles which they had proved to be sound should be adopted by the Government. The increase of food production and the increase of industrial production, both of which were vital to the continued progress of the nation, could be obtained most effectively and most economically through the Garden City movement.

Mr. Montagu Harris hoped that the work of the International Association would be stimulated by the address and that it would be possible soon to take up the thread of the work which was broken by the outbreak of war. Their chief work must lie in the future in the nations within the empire, and the work they had already done in Australia and Canada should encourage them to further efforts.

Mr. Henry Vivian, in expressing his welcome, opened up an interesting train of thought when he suggested that the Association should secure further discussion of certain details of housing and town planning upon which many of them, he felt, were still undecided—whether it was better to have the bureaucracy of Whitehall or the bureaucracy of the municipality, or whether there was any way out from the conflict of interests which always confronted one.

Mr. H. D. Pearsall also spoke of Mr. Adams's work at Letchworth.

Dr. Addison, Minister of Reconstruction, delivered an address on November 6th at University College, at the inauguration of a series of six lectures on Housing Problems After the War, to be delivered on successive Tuesdays by Professor S. D. Adshead. Dr. Addison said a condition precedent to putting into execution the plans of reconstruction which were hoped for was the successful conclusion of the war. Indeed, the higher we built our hopes the more necessary it became to bend our national energies to achieving success. Those who had suffered the hardships of war and the long bitterness of separation deserved better of us than to have to pass their lives in a slum. There could be no question that the need for improvement in housing was urgent and the opportunity measureless. More than three millions of people in this country were living two in a room, and we would never get rid of the army of tuberculous persons or physically incapacitated children until we dealt effectively with this housing problem. The building of houses had practically ceased during the war, and to get back even to the pre-war standard would require the building of more than 200,000 working-class houses, besides the building of 120,000 cottages in the rural districts. Whatever was undertaken after the war, he hoped we should not commit the grievous error of not making adequate provision for the industrial section, of not considering transport facilities, or of not allowing proper space for gardens and recreation grounds. We must also take care that the town-planning side of the question was kept well in view. It might mean the expenditure of money equal to a few days' cost of the war, but it would mean an immense saving of life and an immense addition to our national strength.

Professor Adshead, in his lecture, referred to the necessary improvements to meet a higher standard of living, and modern requirements as to site, surroundings, and accommodation. He expressed the opinion that the problem could not be settled



under normal conditions of supply and demand ; a State subsidy would be essential. Professor Adshead dealt at length with the available methods of meeting the demand and emphasized the value of working through societies of public utility. The speaker paid a warm tribute to what had been accomplished through the Garden City movement, and urged that the standard which it had set up must be followed in after-the-war housing.

In his subsequent lectures Professor Adshead dealt with many phases of the housing question. He outlined the evolution of the English village and its decline during the last century, and exhibited many interesting slides to show the recent regeneration in industrial housing which he attributed largely to the influence of the examples set by the garden villages, Letchworth and the garden suburbs. In dealing with the question of standardization in the cottage building of the future, the lecturer said that some measure of standardization was necessary but that pleasing effects could be obtained by the proper grouping of cottages. The evolution of cottage planning was also dealt with, and many interesting slides were exhibited which showed the progress at various periods. The lecturer expressed the opinion that no cottages should be built which did not contain three bedrooms, but with regard to the question of a parlour this would depend upon circumstances ; the living room should always be the largest room and in no case should any space in it be sacrificed to the scullery or the parlour. In his last lecture Professor Adshead dealt with the importance of the proper planning of an estate and the provision of amenities, approach roads, open spaces and allotments.

Mr. Hayes Fisher, President of the Local Government Board, replying to a deputation on housing after the war, said he did not want to damp their enthusiasm, but he would not be exercising his responsibilities in an adequate manner if he did not show the red light at the present moment in connection with all propositions which required millions of money. He agreed that they had a unique opportunity of improving the housing conditions of this country, and if they could only build 100,000 houses they should be an advance on the ordinary standard of building. Their aim should be to have twelve houses to the acre in towns and eight to the acre in the country. They should be houses that the working man would find it a pleasure to live in, so that he would be tempted to put more of his money into the rent. With regard to the standardization scheme a committee was now considering the whole question. If the State was to build two or three hundred thousand houses it would be necessary to resort to standardization to a large extent. The difficulty of getting the right kind of labour for the manufacture of the necessary material would be enormous, and he thought that some of the factories now being used for the making of weapons of destruction should at the right time be converted for the purpose of making the material necessary for the erection of the houses. With regard to the purchase of land, he had been granted a small sum of money which he could place at the disposal of some local authorities for the purpose of procuring land in cases where it was obvious that they would lose a good bargain if such purchase was delayed.

A conference of the federated societies of public utility was held at 3, Gray's Inn Place, on October 5th, Mr. J. E. Champney, Chairman of the Committee, presiding. The chief item was the consideration of a statement to be submitted to the Government relative to the claims of public utility societies to financial assistance in housing after the war. After a statement had been made by the Secretary as to the present position, a lengthy discussion took place, in which Mr. Aneurin Williams, M.P.,



Capt. R. L. Reiss, Mr. Ernest Betham, Mr. Chalton Hubbard, Mr. P. R. Marrison, Dr. Wakefield, Mr. L. P. Appleton, and Mr. R. O. Smith spoke. The decisions come to were similar to those recorded in the June issue of this magazine. Several new features have, however, been adopted, to which reference will be made later. The position taken up by the societies is that under present conditions and under the conditions likely to obtain immediately building is possible, they are not anxious to add to their liabilities by increased building, and that if they undertake such building at the request of the Government it can only be upon the same terms of assistance as are offered to local authorities. It is recognized that in the absence of the security of the rates there must be a difference in the percentage of value loaned, but in other respects the terms should be equal.



## WORKERS WANTED

**N**OBODY could have foreseen when war broke out that the work of the Garden Cities and Town Planning Association would have increased to anything like the extent which has actually occurred. In 1914 we were busy with many plans for international work, for the consolidation of societies of public utility, for assisting town planning on Garden City lines, and were considering proposals for a second Garden City. Manufacturers in different parts of the country were nibbling at the question of housing, and a vast programme of activity lay before us. Two of our lecturers, Mr. W. R. Davidge, Executive Chairman, and Mr. Charles C. Reade, were in Australia at the outbreak of war, and the lectures there continued for over twelve months, but in this country activities became less and less as the absorption in the war became more necessary.

Twelve months or so ago there came a change. It was not altogether a revival of the old schemes, for new potentialities had arisen. The acute shortage of housing accommodation, conservatively estimated at something like half a million cottages, was directing the attention of all thinking men to the problem, and the employment of public utility societies had come to be looked upon as one of the surest means of advance. The opening up of vast new enterprises consequent upon war work led to further difficulties in the way of providing accommodation, and all at once it seemed to be realized that the experience gained by the Association in its eighteen years of existence was the very factor which was required to ensure the successful provision of the facilities needed. From all over the country applications for advice and assistance came in to the Association. At one time six or eight big industrial concerns, numbering workpeople by the thousand, have sought the Association's assistance in trying to solve this difficult problem, emphasized and accentuated as it has been by the shortage of building materials and lack of the proper labour, besides the 80 per cent. increase of cost. At once new channels of work were opened, and the work of advice and consultation has been proceeding ever since, with results which the future must pronounce upon but which, looked at at the moment, appear to be more than successful.

The bulk of the advice has been in regard not only to the provision of houses, but to the maintenance and administration of housing estates. It has been surprising to find the breadth of view possessed by those who have been formerly looked upon as hard-headed business men with no mind beyond the accumulation of profits. There has been a keen sense of responsibility and a keen desire that the advantages of the Garden City movement should be shared by the people working in their factories.



As a result, co-partnership schemes have been started in many directions, and these societies include in their purview not only the houses, but some of the social welfare schemes, the recreation rooms, the clubs, institutes, and playgrounds which must now be considered as an essential part of the plant of any industrial concern. Just as the engine-room is essential for the production of power, so the provision of social, recreational, and educational facilities, combined with Garden City housing, will be essential to the securing and retaining of the best type of labour, and it is difficult to see how this can be secured on any other than co-partnership lines. The day has gone by for the employer to house his workpeople and become landlord as well as employer. The system is distasteful to the workpeople, it is distrusted by the employers, and both sides are constantly being involved in disputes which need not exist. The selling of the houses to the workpeople has been proved to be unsatisfactory, and with the thousands of cottages which have been built during war-time for munition workers waiting to be taken over by somebody or other after the war, the problem of management has become intensified. It is probable that the principles of co-partnership will be very generally followed in these cases, and the Association is at the present time engaged in working out schemes for quite a number of industrial concerns, which it is hoped will have an influence not only upon the houses and housing environment of the workpeople, but which will do something to improve the conditions of factory life generally ; and still better, by bringing together representatives of capital and labour in the common endeavour to improve physical conditions, create a more reasonable spirit and a more generous appreciation of the rights of each.

All this work is resulting in increased labour on the part of those responsible for the work of the Association. The monthly meetings of the Executive Committee, even after the business has first been dealt with by the various sub-committees, are barely sufficient to keep pace with the new obligations which are being placed upon the Association, and the question of staff becomes acute at times. Requests for lectures are increasing at the same rate as applications for advice, and our sets of lantern slides are being increasingly in demand. It may be of interest to point out what work is actually done by the Association in the course of a month, taking the last four weeks as an example. First of all there is the routine work and interviews. These include applications from local authorities and others, and often involve hours of inquiries, while the correspondence alone is a heavy item. No less than sixteen sets of lantern slides were prepared, each of a separate character to suit a different class of lecture and audience, and this work involves not only much time but also an intimate acquaintance with the problem and the resources of the Association. There were thirty-four lectures and meetings involving preparation and attendance of members of the staff ; there were eleven interviews with manufacturers on definite housing schemes for their workpeople ; eight visits took place to proposed housing sites and reports were prepared on these ; and there were seven formal interviews with Government departments. These appointments necessitated fifteen return railway journeys of an average duration of three hours each. Practically every member of the various committees is engaged on some sort of war work, and there is an urgent need for men or women with some leisure who will devote it to this object—surely as truly a national work as could be imagined ! The questions of library, slides, plans, and literature alone would provide work and education for a would-be helper, while there is room for several people to help as lecturers after they have received some training and become familiarized with the objects and methods of the Association.

E. G. C.



# THE LESSON OF LETCHWORTH

## GARDEN CITIES AND RECONSTRUCTION

BY EWART G. CULPIN

IT is evidence of the progress of Letchworth that the Parish Council there has unanimously passed a resolution in favour of an application for urban powers, and that this has been endorsed by the Parish Meeting. Letchworth has now a population of about 14,000 people, and is the largest town in North Hertfordshire and among the first three or four of the whole county. It is, however, a parish of the Hitchin Rural District and the Parish Council is its governing body, with all the limitations of the smallest unit of local government. In many ways Letchworth has had opposition to progress, which is too often characteristic of rural districts, where, contrary to the Athenians, a new thing is looked upon as to be avoided. Fortunately, the Chairman and some other members of the Rural District Council have taken a keen interest in the progress of Letchworth and have thwarted many attempts to regard the town as the milch cow of the district. The time has now, however, certainly arrived when a step should be taken in civic responsibilities.

The announcement brings with it a whole train of thoughts. The writer remembers well listening fourteen years ago to an enthusiastic advocate of the Garden City movement who had no doubt whatever but that four or five years would see the completion of the scheme at Letchworth and the capital available for similar work elsewhere. On the other hand, the Jeremiahs proclaimed, if not from the house-tops, then in the columns of the Press, that the whole thing was a phantom and could not possibly succeed. Neither has been quite right, but the optimist has been more nearly right. That is to say, he has been right in principle; the opponent was absolutely wrong in his theories, but he came very near being right in his facts. It is now provable to demonstration that the principles underlying the Garden City proposals are financially sound, and the only reason why Letchworth has not come up to all the expectations of its founders is that it had not sufficient initial capital for completing its enterprise. Not only has there been a lack of money to carry out necessary extensions, and above all for the provision of factories and cottages, but the dead weight of mortgages and loans has proved a sorry burden. As it is, when the amount which has been paid in interest is considered, the financial results, even in face of the tremendous difficulties, are not so bad, and if the accounts are examined on the assumption of adequate capital being forthcoming at the outset, they prove without doubt that it is the lack of capital, and not any flaw in the financial or any other theories, which has prevented the early dreams of the enthusiast already alluded to becoming solid facts. First Garden City Ltd. has had many difficulties. Its Directors have conducted its affairs in a way that deserves every praise: their personal endeavours have been responsible for the greatest part of the capital that has been raised, and their untiring and disinterested labour have won through when less devoted men would have given up the task.

Above all, this announcement of the application for urban powers reminds us that the Garden City at Letchworth was started only as an example; it was never thought it could solve the problem, wide-spreading and deep-rooting as that is. And the point is now as to the use that is to be made of this example. With all the schemes of rural reconstruction, of schemes for discharged soldiers, of schemes for disabled soldiers, of land schemes and housing schemes, is there no place for some more



definite application of all the principles of the Garden City? Many of them have been taken to heart. The Report of the Departmental Committee on Small Holdings Settlements showed that some of the cardinal principles have become accepted by men who have thought deeply on the question of the future of the countryside in its relation to the health and happiness of the people and in opposition to the danger of the increasing growth and congestion of the large towns. Garden Suburb schemes are now to be numbered by the score, and there is every possibility that in future developments the principles underlying these will be still more commonly accepted, in conjunction with the principles of town planning to which Letchworth first gave popularity. But while town planning and site planning have been accepted by the country—and we might say by the civilized world—as essentials to the building up of the new parts of towns, there has not been the same appreciation of the still more vital principles which underlay, and still underlie, the Garden City movement. The financial basis and the agricultural belt have had no further trial. Largely, of course, that has been because of the desire that there should be nothing to compete with the success of Letchworth. The work there has been hard enough in all conscience, without another Garden City being started which should divert from it sums which otherwise might go to assist its development. But even when that is borne in mind, there has been a regrettable decline of the appreciation of the main economic position. That is the more regrettable because the present crisis has proved the essential soundness of its theory. Nothing could so stimulate the production of food as the re-duplication of the agricultural belt, and the financial provisions for securing the success of the town are of especial value when contemplation of the future finance of this country, as well as of the world in general, is enough to stagger the most reckless.

Educational experts who have been giving special attention to the difficult problem of rural education have been urging the revival of the country market town as the centre for the surrounding parishes, and the provision of secondary school education within the reach of every village. Is it beyond the wit of man to use these old-world towns, many of them possessing historic associations which would be an invaluable nucleus for that local tradition and local spirit without which no new place can have a proper foundation? True, there would be much reconstruction required and a good deal of pulling down and sorting out would have to be done, but the old church and the market-square, the corn exchange and the manor house have grouped around themselves buildings with associations which ought to be preserved, while much of the rest could be more profitably consigned to the scrap-heap. A proper cleaning up and rigid restrictions as to the future would preserve the old centre for the new Garden City and there would be a spiritual home for its citizens ready made.

There is a basis of Municipal Government, provision for worship, education, social intercourse and recreation existing in some form, which would probably be convertible to modern necessities. It is perfectly true that in these respects and some others it would be easier if it were possible to start entirely anew, unhampered by the old practices and evil traditions which, unfortunately, will be found side by side with the good ones. And we must be careful not to spoil the best for the sake of the good. But it is worth while considering what is to become the fate of these country towns unless they are taken in hand in something like this fashion: and not only the small towns, but the groups of villages that have from time immemorial regarded them as their centre. Are they to be allowed to continue the process of decay, or are they to be at the mercy of any development of industrialism which may result in the establishment of large works and the haphazard development of cottage property? Town planning, and even compulsory town planning, will not be



sufficient. The population must be spread, and food production as well as industrial production must be increased. Questions of land acquisition or land control and a thousand other things would have to be considered, and the present is not the moment for going at any great length into what would be the requirements of the situation. These reflections are committed to print with the idea only of fostering discussion on this subject, and the opinions of readers will be welcomed very warmly.

The one thing that must be borne in mind is the gravity of the present situation and its increasing gravity in the future. We are told by the Minister of Reconstruction that without increasing production after the war we are faced with bankruptcy. How is this increased production to be attained and maintained? And production of what?

The first asset of the nation must be a race of healthy men and women, boys and girls, and the old methods of housing and of industry have been condemned as failures. No longer is the countryside an unlimited reservoir of health and energy for the decadent towns. The balance of population has long passed from rural to urban, and the physical results of urbanization are painfully evident when we compare colonial soldiers with their English cousins or when we take the trouble to analyse the returns of medical officers. It is useless to talk of reconstruction of any sort if we are going on building our towns and housing our people on the old lines. No attention bestowed upon an elaborate superstructure will be of avail if the foundations are insecure, and it is this question of foundations I am becoming anxious about. How are we to ensure an adequate population of mental and physical efficiency to carry on the reconstructed industries of the nation? Town planning by itself will not do what is needed, and reconstructed education may simply accentuate the trouble. The salvation of town and country seem to be practicable only by a national adoption of the Garden City principle, to secure that new and revived industries are carried on in the most economical method, both as regards diminished cost and increased quantity and quality of output; that agriculture is made sufficiently inviting and remunerative to prove attractive to men of ambition; and that the workers of all sorts are provided with homes which shall secure physical and mental fitness amid surroundings which shall minister to the development of the deeper things of life. Although figures must not frighten us in a time of national crisis which in its relation to the future is more a reality than any crisis occasioned by the war, the expenditure of millions upon millions to create new Garden Cities on virgin land is a financial undertaking which cannot be lightly regarded. The extension of our small towns, however, and the creation for them of Garden City conditions, factory areas and agricultural belt complete, opens up a possibility which has been too little regarded in the past. The task of selecting the particular towns will not be an easy one, and doubtless there are certain country towns which are absolutely unsuitable for such a great future. Their tradition and their history, their social and physical conditions would prove an impassable barrier to any progress of the kind, and it would be madness to contemplate them. On the other hand, there are many towns without these drawbacks, places which linger in our memories like some sweet dream and which possess many of the necessary attributes of success.

There can be no doubt that a greater decentralization of industry must be one of the chief features in the economic future of the country. The heads of industrial concerns all over the country are becoming keenly alive to the importance of better accommodation both for their workpeople and for their factories. They have learnt, too, that it pays to scrap old plant and old material when something better is before them, and that a clean sweep is less expensive than piecemeal operations. They are



only awaiting a vigorous lead, and it is not too much to ask that the intellects which have solved the seemingly insoluble problems raised by the War, should set themselves to working out the still more pressing problems of peace.

There should be now a serious attempt to provoke a frank and full discussion of Garden City possibilities—and Garden City possibilities not whittled down by any terminology, but the great proposal which Mr. Howard gave to the world. Let the question be answered frankly and freely—Is there not in this Garden City proposal something which absolutely fits the need of the moment? Can we, as a nation, contemplate seriously the building or adaptation of entirely new Garden Cities to be the future storehouses of the real wealth of the nation?

Mr. Ebenezer Howard and his co-workers have set the example at Letchworth: Mr. Henry Vivian and his associates have shown how homes for all classes can be made healthful and attractive: the great manufacturers have shown how they can rise above their old limitations and adapt themselves to new conditions: the men of financial genius have drafted proposals of far-reaching importance: the sanitarian is no longer merely a voice crying in the wilderness. It has been proved that health is a question of engineering and not of hospitals; that it requires only scientific direction to overcome the evil legacy of generations of neglect, and the building up anew of a great empire, based upon a stronger, happier, and more contented population, possessing more evenly the fruits of their labour, is a task which, great as it is, is within our grasp at the present time—if only we will think and act.

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THE following is the Report of the Directors of First Garden City Ltd, for the year ending September 30th last, presented to the Annual Meeting of Shareholders on Thursday, December 13th:

“The total net profit, as shown by the General Revenue and Expenditure Account, is £6,003 17s. 3d., which, with the sum of £19,198 16s. 6d. brought forward from the previous year makes a balance of £25,202 13s. 9d. to the credit of this account. Owing to the continuance of the war and the uncertainty of conditions thereafter the Directors cannot recommend the declaration of a dividend. The overdraft at the Bank has been reduced by £7,812 during the year under review. Further reductions of borrowed capital have also been effected by redeeming debentures and loans. Expenditure on capital during the year is set out fully in the Balance Sheet, the principal items of expenditure being for additions to the Electricity Supply Station and Gas Works.

“The Directors welcome the application of the Letchworth Parish Council and the Hitchin Rural District Council to the Local Government Board for the erection of 500 cottages in Letchworth. The industrial area of Letchworth continues to make progress, and during the year several manufacturers have enlarged their works, one firm to a very large extent. The Directors are pleased to announce that towards the end of the year the London Optical Company and the Garden City Rubber Company commenced business in the town; the former in the Idris factory and the latter in the works built by Hayes (Universal) Printing Machinery Ltd. Owing to the restrictions on building and its high cost, the letting of residential land remains at a standstill. The Directors fear that during the continuance of the war they cannot anticipate further development in this direction. A new Boys' School has been started recently in the town.

“The farming operations of the Company do not show the usual profit. This is



due to the large rise in wages and the extra labour entailed in breaking up fresh land in the national interests and as required by the County War Agricultural Committee. Some return may fairly be hoped for on this expenditure. Letchworth Hall Hotel has had a satisfactory year, and after being debited with a rent of £200 has made a profit of £54 17s. 6d. The running of the town omnibus resulted in a loss of £237. Owing to this fact, and in view of the men and horses engaged on this work being urgently required for food production on the Company's farms, the Directors ceased to run the omnibus on July 28th last, having been fortunate enough to secure the co-operation of the Road Motors Ltd. in extending their service to Norton.

"At a Parish Meeting held on November 20th, the parochial electors resolved to support the application of the Parish Council for urban powers for Letchworth; the arrangements for carrying this resolution into effect are being proceeded with. The Directors consider that the inhabitants of the town are well advised to take this step, which has been rendered necessary by the progress and development of the town. At a recent conference between the Company and the Letchworth Parish Council it was agreed that, in the event of an urban council being formed, meetings between the Directors and the new local authority would be advisable in the interests of the Company and of the town. With these arrangements in view, the Directors concur in the suggestion made at the last meeting of the Consultative Council, that this Council might now be dissolved, the conferences with the local authority practically taking its place. The Directors take this opportunity of thanking the members of the Council for their valuable support and loyal co-operation.

"Mr. John E. Champney and Mr. Edward Cadbury, Directors, retire by rotation in accordance with the Articles of Association, and being eligible offer themselves for re-election. Mr. E. T. Sturdy also retires from the Board by rotation, but does not seek re-election. The Directors much regret Mr. Sturdy's resignation, and thank him for his valuable help during the past ten years. His place on the Board has been filled by Mr. Bolton Smart, late of Hollesley Bay, who, in accordance with the Articles of Association, retires at this meeting, and being eligible offers himself for re-election. The Auditors of the Company, Messrs. W. B. Peat & Co., 11, Ironmonger Lane, London, E.C., offer themselves for re-election, in accordance with the Articles of Association.

"The Directors are pleased to place on record that Sergt. Ashwell, an employée of the Company, who enlisted on August 6th, 1914, has received the D.C.M. The Directors have to report the departure of Mr. W. H. Gaunt from the post of Agent at Letchworth, after nearly twelve years' service. He was keenly interested in the First Garden City, and they take this opportunity of thanking him for his work there. They do not propose to fill the post, at all events, for the present. Although the staff has been considerably reduced, the work of the Company has been carried out in a manner reflecting great credit on all concerned."

A good deal of necessary expenditure will be remunerative, especially that on the electricity and gas works, but the County War Agricultural Committee seem to have made rather extravagant demands upon the Company in the matter of ploughing up grass land.

There may be some sentimental regret at the passing of the Consultative Council formed to keep touch between the Directors, the shareholders, and the inhabitants of Letchworth, but inasmuch as the Directors propose regular meetings with the proposed urban district council, the object of the Consultative Council will be fully served. The Council has, indeed, never fulfilled the hopes entertained for it and has been of very little practical service either to the Company or to the town.



Under the heading "The Letchworth Eden," the *Financial Times* says :

" Pioneer ventures like the First Garden City do not often meet with even the qualified financial success shown by that undertaking. Idealism and monetary gain seldom go together, and the prophets are not of the class that produces our Selfridges and Rockefellers. The Letchworth experiment has made for itself a distinct place in joint stock enterprise, and a good many people are interested in its development quite as much for social as for cash reasons. Our own attitude has invariably been that of the friendly critic, for we have always recognized that the promoters had much more in view than the making of fortunes for investors, and that the latter could never complain of being misled, as their dividends are strictly limited to 5 per cent. The progress of the Company has been slow, but it has been sure, and beyond question a useful and energetic community has been built up in Hertfordshire which has fully passed the rural stage and is already claiming urban powers. The report for the past financial year, submitted the other day to the shareholders, shows relatively substantial progress if we allow for the fact that the restriction on building operations and the calling up of able-bodied men for national service has specially affected the operations of an undertaking of this nature. The gross income has advanced from £26,300 to £29,100. Rents have brought in £14,600, as against £14,100, and sundry trading operations and the gas, water and electricity plants have yielded £14,000, as compared with £11,800, though deprived this time of any contribution from the gravel pits and farms. The hotel produced a profit of £50 instead of a deficit of £90, but the omnibus service, swimming bath, gravel pits and farms resulted in a loss of £1,000 instead of a loss of £200 by the omnibus service and swimming bath alone last time. The omnibus service will, however, no longer be a drain on revenue, as outside 'buses now run near enough to study the convenience of the Letchworth population. These various results point to the wide range of the Company's activities and show to how considerable an extent it is a self-contained organization. The net revenue amounts to £21,200, as against £17,900, and after allowing for interest charges there is a surplus of £8,300, as compared with £5,800. Twelve months ago the Preference capital had only just been issued and its interest called for less than £22, but now it absorbs £270. A Debenture redemption reserve is also started this time with a transfer of £2,000. The balance to be added to the sum brought in is £6,000, or £300 more than last time, making the total surplus in hand £25,200. This would easily provide a dividend on the Ordinary shares, but conditions being as they are the Directors do well to keep the sum intact. The Ordinary shares have only received one distribution of 1 per cent. in 1912-13, but their fixed 5 per cent. being cumulative they have something like £112,000, equal to over 58 per cent. on the present amount paid up, to come in the not very distant future. Capital expenditure during the year has naturally been on a moderate scale, and the total outlay on property account at £592,300 exhibits an increase of not more than £6,900.



# CO-OPERATIVE HOUSING ABROAD

RECENT issues of the *International Co-operative Bulletin* contain interesting information about the development of co-operative housing in Denmark, Switzerland and France.

The details given as to the financial bases and methods of administration of the Danish and Swiss societies are particularly interesting, but no information is given as to the provision of open spaces, etc., and it is noticeable that flats predominate.

The first "Workmen's Building Society" was started in Denmark in 1866, mainly for the purpose of alleviating the distressing housing conditions consequent upon the influx of Danes from Slesvig. This society, which was based on the English building society method, had by 1907 erected 1,313 dwellings, each containing two or three flats, with small gardens attached, at a cost of £583,000. Similar societies have since been started, but owing to the tendency on the part of the owners to sell their houses to speculators, the Workmen's Co-operative Building Society was formed, on March 12th, 1912, to build large model dwellings which remain the property of the society. These dwellings, containing many flats, all light, roomy, airy, and with all modern conveniences, serve as dwellings for members only. The members are joint owners of the buildings, and pay a weekly rent for the flat they occupy. Each member pays an entrance fee of two guineas, to meet expenses of administration and sinking fund. When a member moves into one of the flats he has to pay £14 to £25, according to the size of the flat. On these contributions an annual interest of 4 per cent. is paid by the society. The rent charged is just enough to cover interest on cost of building, taxes, repairs, and a moderate addition which is put aside to meet extra expenses. For each division of the society, that is, the collective families living in a building, the rent is gradually reduced as the loan on the building is paid off, and this represents the profit of the members. Instead of gradually acquiring his own house he gets a reduced rent, but only as long as he remains a member of the society. If a member moves away from the society's building or withdraws from the society, the society refunds him his part in the property, but he cannot sub-let his flat to a third party. The society disposes of the flat, which is let to a new member, who pays to the society a sum equal to that which the society has had to pay to the member who left. In this way all chance of speculation in the flats is removed.

The aim of the society is to build as perfect and as cheap dwellings as possible, and for that purpose it has become its own contractor, whereby it has accumulated very valuable experience. It also attempts to produce its own building materials and has bought a brick-works, producing annually four million bricks, which has proved a very profitable venture. It is at present building a factory for casting cement goods (pipes, bricks, tiles, etc.), and a plaster of Paris works. The society is a member of the Co-operative Cement Works Society, from which it purchases its cement, and the Danish Co-operative Bank, which acts as its banker, a co-operation between the societies which has been found very useful.

The Workmen's Co-operative Building Society has built nine large model dwellings with more than 600 flats, at a total cost of £240,000, and several more dwellings are in course of erection. In most of these buildings are shops, used by branches of the Metropolitan Co-operative Supply Society, with which society the Building Society has also close co-operation. The model dwelling-houses and the flats in these



are very good and convenient, and the rent is considerably cheaper than that of similar flats in other buildings.

The Co-operative Society at Basle was formed seventeen years ago for the purpose of erecting or purchasing houses to be let to its members only. It has a membership of 507, which is constantly increasing. The houses are not sold to the individual members, but remain collective property. The Society possesses eighteen properties, containing eighty-eight flats and one co-operative store, the total cost of which amounts to £806,202, and of which £25,000 has been written towards a sinking fund. Fourteen of these properties are built on the society's own land, whilst the other four are built on land leased by the State for thirty years, which may be extended for another thirty years. On the expiration of the lease the State purchases the buildings at their actual value.

The receipts for 1916 totalled £48,869, leaving a net surplus of £7,568 to be written off for depreciation and allocated to the reserve fund, in addition to which 4 per cent. will be paid on shares.

This enterprise is only in its initial stages, and at present its influence on housing conditions is small; but its value as an experiment in this country will be great, and the experience gained will be very useful.

M. Sellier, a member of the French Chamber of Deputies, has recently taken the initiative in the formation by French Co-operators of a Co-operative Housing Information Bureau. The objects of the Bureau are to supply information to the various societies and to undertake propaganda with a view to co-ordinating and unifying the scattered efforts that are being made in connection with the erection of houses for the working classes. The Bureau will set up an industrial and financial inquiry department for the use of the various organizations and will take an active part in spreading the co-operative idea with regard to the provision of good and cheap dwellings for the poorer classes. The Bureau is forbidden by its rules to take part in financial affairs, such as the granting of loans, etc., to undertake building operations of its own, or to discuss political and religious questions.



The Essex House Press, in conjunction with Messrs. B. T. Batsford Ltd., are publishing this month a new work on Civics by Mr. C. R. Ashbee, entitled *Where the Great City Stands*. The book points a way towards reconstruction after the war, and deals with post war labour questions, the rehousing and planning of our cities, to new co-ordination, and the theories of Guild Socialism. It deals, from the artistic point of view, with questions of waste in Industry and in Education, and with the reaction of town and country life. It has over a hundred illustrations from plans, diagrams or pictures by eminent artists. It is an appeal to the practical Idealist.



# LETTER TO LOCAL AUTHORITIES

THE following letter has been addressed by the Association to the local housing authorities of Great Britain. Members who have the opportunity of following up the suggestions contained therein are invited to do so :

DEAR SIR,

In reference to the circular letter of the Local Government Board, dated July 28th last, the Council of the Garden Cities and Town Planning Association beg earnestly to draw the attention of Local Authorities to several points arising thereon.

There will be general appreciation of the work which Mr. Hayes Fisher and his predecessors have done in this matter and of the efforts the President is now making to formulate a national housing policy.

This Association would venture to urge upon all Local Authorities the extreme importance of considering not only the quantity but the quality of the housing to be provided. The recent Reports of the Commission on Industrial Unrest only serve to strengthen the arguments repeatedly made by this Association in support of the adoption of the garden city method of development in all housing schemes.

One of the first essentials is the application of town planning principles—the limitation of the number of houses to the acre, the choice of site and aspect, the width and character of the streets—and the removal of vexatious by-law restrictions; and equally important is the consideration to be given to the social side of life in the provision of facilities for recreation, education and amusement, either by providing or leaving provision for club houses, institutes, open spaces, allotments and the like. It is not enough that attention be given to the character of the house. If the housing of the future is to satisfy human need, regard must be had to the building of Homes for the People.

In this direction it will sometimes be possible that considerable help could be given to the already overworked members and officials of Local Authorities, who will doubtless be pressed with other work as soon as peace conditions prevail, by the formation of or co-operation with a Society of Public Utility for the purpose of aiding a part of a scheme. Such societies would be invaluable from the social standpoint, and the Association would gladly welcome expressions of opinion from Local Authorities as to the necessity of legislation enabling the Authority to arrange more completely this co-operation.

It has been suggested that, following the example of Birmingham and other places, power should be given to the Local Authority to acquire land, to lay it out on town planning lines, and then to lease it for housing purposes to Societies of Public Utility ; that the Authority should be substantially represented upon the Committee of Management, and that it should have the power, similar to that now possessed by County Councils, of contributing part of the capital required.

The Association believes that in most districts this policy could be carried out and the services obtained of men and women who have been earnest students of housing and other social problems, whose advice and assistance would be very valuable to Local Authorities at this keen crisis in housing.

The Garden Cities and Town Planning Association, as the central body for Public Utility Societies, would gladly render any assistance or co-operation in this direction, and I am directed to invite inquiries from any housing authority.

At the same time, comments and suggestions upon the points raised herein will be welcome.



## SOLDIERS' GARDEN VILLAGES

THE Board of Agriculture announce that they have concluded the purchase of 1,400 acres of land at Pembrey, in Carmarthenshire, near Llanelly, for use as small holdings for soldiers. The property has been bought from Lord Ashburnham, and when possession is obtained it will be equipped at once. This completes the 6,000 acres which the Board were empowered by the Small Holdings (Colonies) Act to acquire for land settlement, the other colonies being at Patrington, Yorkshire (2,200 acres), Holbeach, Lincolnshire (1,000 acres), these two being Crown lands leased for the purpose; and one in Shropshire (about 1,300 acres).

Sir Richard Winfrey, Parliamentary Secretary to the Board of Agriculture, writing on the subject, says:

"We have now got to the end of our scheme for providing colonies for discharged soldiers under the Small Holdings (Colonies) Act. This Act empowered the Board of Agriculture to make an experiment in this direction, and to lease or purchase in the open market 4,500 acres of land in England and 1,500 acres in Wales for this purpose, and the Scotch Board of Agriculture was also enabled to acquire 2,000 acres in the same way.

"The Act called upon us to start schemes within these limits, to acquire the land, and to equip it for small holdings. We were to be guided by the recommendations of the Verney Report, as laid down by the Departmental Committee of which Sir Harry Verney, M.P., was chairman. No man was to be allowed to take up a holding unless he had the necessary experience; the holdings were to be on a basis of tenancy; expert guidance was to be provided for the settlers; co-operation was to be encouraged; the rents were to be sufficient to recoup the capital outlay, but no sinking fund for the repayment of the purchase price was to be charged.

"We have been actively at work on the scheme since last autumn, and we have now established two colonies, and we are on the point of establishing two others, the total area of the four being over 6,000 acres.

"Our first colony will be at Patrington, in Yorkshire, where we have leased 2,200 acres of agricultural land from the Crown. A director has been appointed, who is now in control of the central farm, and the estate is being equipped by the erection of sixty cottages and homesteads. The plan to be adopted there will be to place the discharged soldiers on the land as ordinary workers for a probation period of twelve months. They will receive full wages current and a share in the profits as an encouragement. At the expiration of that time, if they show the skill and aptitude necessary for the management of a small holding, one will be provided for them on the estate.

"The land at Patrington is good corn-growing land, and it is proposed to divide it into holdings of thirty or forty acres each. It is situated about twelve miles from Hull, which offers an excellent market for farm produce, dairy produce, and poultry.

"Our next colony is at Holbeach, in Lincolnshire, where we have secured about 1,200 acres of Crown land. In this case, the land is probably among the best and most fertile of any in the British Isles, and is admirably adapted for the growth of market-garden produce. It will grow all kinds of vegetables, and lies in the midst of the great potato-growing area in Lincolnshire. This being the case, it is intended to make the holdings about ten acres in size, as it is thought that a properly trained man could get a good living off such a holding by means of intensive culture and the growth of fruit. We got possession of the land at Michaelmas last, and Captain Boddy, the director, is now in charge of it.



“ There, again, the ex-soldiers will go through a year’s training under Captain Boddy’s guidance. Already tractors are at work on the land, and it is intended to plant a large area with corn and potatoes for the coming year. The building of houses and homesteads will in the meantime be pressed forward in readiness for those tenants who may be found equal to the task of managing a small holding.

“ Our third colony will be in the centre of England. The Board has purchased an estate from the Duke of Sutherland which lies in a ring fence about midway between Wellington and Newport, in Shropshire. It is situated in a delightful country, and the soil is very suitable for small-holding purposes. The estate is already well-equipped with farmsteads and thirty-five houses, and the expense of providing the further equipment to make the estate suitable for small holdings will be small. In this case the colony is considered to be specially adapted for dairy farming, and a co-operative creamery will be set up for the production of butter, milk, and cheese. Possession of the estate will be obtained next Lady Day, when a director will be appointed and operations at once commenced.

“ So far as Wales is concerned, the Board of Agriculture is now in negotiation with a landowner in South Wales for the acquisition of a very suitable estate. The negotiations are not yet completed, but, if the purchase is carried out, it is proposed to carry on the colony on the same lines as that in Shropshire. The estate is 1,500 acres in extent, and lies close to the Welsh coalfield, where the large industrial population assures a good market for dairy produce and vegetables.

“ Before any further schemes can be started it will be necessary for the Board of Agriculture to obtain further powers. A large number of applications have been received, and, if they are to be satisfactorily dealt with, it will be necessary to acquire much more land. As the scheme has now passed beyond the experimental stage, it is to be hoped that the Government will find time to pass the further legislation necessary to furnish the Board with more land, and, also, more money to equip it with.”

\* \* \* \* \*

An industrial village for disabled soldiers and sailors is to be established on the Westfield Estate, Lancaster, the residence of the late Sir Thomas and Lady Storey, which has been given by members of the family. The plans for the village, which will contain 300 disabled men, half of whom will be married men, have been prepared by Mr. T. H. Mawson. The married men with their families are to be housed in separate homes and the single men in hostels with communal kitchens. The estate will be developed on garden village lines, and a church, recreation rooms and grounds, a public park, etc., will be provided. Westfield House will be used as a club house and as the centre of social life. The estate is in Lancaster proper, so there will be no question of segregation. It is hoped that the industries decided upon will be permanent and self-supporting.



# TOWN PLANNING IN CANADA

BY THOMAS ADAMS

TOWN planning should include nothing less than the control and direction on scientific principles of all forms of civic growth, and all kinds of land development in the country as well as the town, including such growth as merely consists of change from one kind of development to another. Up to now we have only been experimenting in town planning, and while our experience has strengthened rather than weakened our faith in the principles underlying the movement, that experience has convinced us that the effective application of these principles cannot be attained without some comprehensive legislation and more adequate administrative machinery and simpler procedure. For one thing, we need to place more emphasis on the interdependence of rural and urban development, and for another we need to regard any scheme as important in proportion, not as it enables us to visualize in a plan how the development should take place, but as it enables us to actually control, and direct the development which follows the plan. It has been my privilege to spend three years in advocating proper systems of planning and development of land in Canada, in preparing a number of schemes showing what I conceive to be the best systems and in studying the problems of the country and comparing them with those of the Motherland. Owing to the war we have not accomplished a great deal in Canada in the matter of completing schemes, but on the whole I think it will be a gain in the end, for it has meant that more time has been available for study and investigation.

In Canada, for local government purposes, there are, practically, nine countries governed independently of each other. The Federal Government may and does advise the provincial governments, but it has no department organized for the purpose of giving such help and advice. The work is left as a Dominion-wide concern to the Commission of Conservation, which is a permanent Commission set up and financed by the Government, with advisory functions, but without any representative in the Government.

The greater part of the land in Canada has been sub-divided into quadrilateral sections of different sizes. As a general rule there has been no proper planning of rural and urban areas in Canada, but merely adherence to a rectangular system of survey. In spite of their defects, it is probable that no better series of systems of surveying lands could have been devised when we have regard to the object of making surveys. That object was to secure accurate measurements and divisions of land for rapid settlement, and it did not include a topographical survey, a scheme of classification of the land and proper planning of its development for economic use. In planning land any stereotyped or inelastic system is unsound. A radial plan as a standard type would be as objectionable as a rectangular plan, and the irregular growth in England is superior in some respects to the deliberate planning in new countries which follows a geometrical design without regard to topographical or industrial conditions. Surveyors in Canada have had to be educated to appreciate this point of view, and I am glad to say that as a body they now admit its soundness.

The effect of rural or urban planning and development is also clearly seen in Canada. The rectangular system of laying out rural land in Canada and the United States has been the basis on which the rectangular plans of a town have been prepared, or rather have grown up. This system was not designed for speculative purposes, as has been alleged, but it has facilitated speculation. On the whole, the irregular rural development in England is a better foundation for the extension plan of a city or town than



the development which follows the lines of the geometrical plan. What the former lacks in scientific arrangement it gains in conformity to natural conditions.

Rapidity of urban growth in Canada, coupled with the low sanitary standards of some of the immigrant races who have acquired freeholds, and exercise voting power, has made it difficult to secure the enforcement of satisfactory public health regulations. This is particularly so in the country areas just over the boundaries of cities where there is an absence of effective municipal control, and no leisured class of large householders to influence the character of the development. Some of the worst housing conditions in Canada and the United States are in these suburban areas where uncontrolled land speculation in small building lots has led to serious evils.

In a new country where land is being colonized out of the wilds, consideration had to be given in planning land to a problem which does not arise in England, or, at least, does not arise to the same extent. A great part of Canadian territory is only suitable for timber reserves. Those parts which are adaptable for agriculture differ in character, some being suitable for grazing, some for mixed farming, some for dairying, some for growing grain, and some for market gardening. Under our planning and development legislature we are trying to secure that all land will not only be surveyed in careful detail, but will be classified in timber or farm areas in accordance with its nature, situation, and the class of farming for which it is best adapted.

Speculation in suburban areas has led to development being very scattered in these areas. In some places a farm of 160 acres in extent will be sub-divided into lots, and these will be sold for building purposes. Perhaps not more than a dozen of the lots will be built upon with small timber buildings or shacks. The owners of these lots become voters and use pressure on the local authority to construct roads, extend sewers or water mains through sub-divided land. In this way public expenditure on what are called local improvements in many cities and towns in Canada has to be incurred out of all proportion to the revenue which it is possible to derive from the taxes or rates assessed on the improved property.

In Canada the owners of the land are not, as a rule, required to incur the capital cost of development, *i.e.*, of making what are known as local improvements, such as roads, sewers, etc. The local authority incurs that expense, very often under pressure of owners before the expense is justifiable on economic or sanitary grounds. In a few cases the local authority, like that of the city of Montreal, meets that expense out of the general tax-rate imposed on the inhabitants at large, but in most cases the authority recovers from a half to three-fourths of the expenditure by a special assessment levied on frontages over a period of ten or more years. In other words, they pay the first capital cost of the improvements out of moneys raised for the purpose, debit the city or town as a whole with the cost of intersections of streets, and perhaps, in addition, a proportion of the cost of the pavement sidewalk, and sewer, and collect the balance in ten or more instalments apportioned on the owners of the lots. The English system is much better, since it places the responsibility for construction of roads and sewers on those who are developing the land; and prevents the placing of numberless lots on the market in excess of what are required to meet the demand for buildings merely to enable speculators to make large profits. Another difficulty is that in none of the provinces is there any body similar to the Local Government Board in England. Departments have been created in a few provinces in recent years to deal with municipal affairs, but this jurisdiction does not extend, to any extent, to large cities and towns. In regard to some public health matters the jurisdiction is vested in Provincial Boards of Health acting through Local Boards of Health, but, personally, I prefer that health matters be dealt with



through a properly constituted and vigorous Local Government Board rather than through a Board or Ministry of Health. When a Local Government Board fails to do its duty in any respect, it is our duty to reform it, and not supersede it with a new department that is just as likely to become a failure. The Provincial Boards of Health in Canada are doing good work, but they would be doing it much better were they part of departments dealing with all the principal phases of local government. We thus see the great labour that is placed on the Town Planning Branch of the Commission of Conservation in advising local authorities and helping to prepare town planning schemes, having regard to the absence of ordnance maps and of properly constituted local government departments. Indeed, we have to devote a large amount of attention to the work of advocating the preparation of topographical survey maps by the Government and to educating the public in the need and advantages of local government.

More experiment is necessary in order to arrive at sound conclusions with regard to what should be the changes in town planning legislation. There are certain things, however, which we naturally specify should be done. While I do not consider that compulsory town planning should be adopted when you speak of making the whole of the Act compulsory, there are certain things in town planning which should be made compulsory. We require compulsion in two respects in our proposed legislation. One of them is, perhaps, not necessary in England, because you do not wish to supersede the local authority as the authority to be actually responsible for preparing and carrying out a scheme. In Canada we require that a town planning board, consisting of the mayor and two councillors and three ratepayers appointed for three years, should be elected. This is for the purpose of continuity. The second requirement is that each town planning board should, within three or five years, as the case may be, prepare a partial scheme.



## AMERICAN CITY PLANNING

BY CLINTON ROGERS WOODRUFF

THE National Conference on City Planning held at Kansas City this year its ninth annual meeting. With probably 250 registrations from out of town, and liberal attendance by Kansas City people, it was at once the best and most largely attended meeting of the series. The result seems to show that city planning is more vital than ever when war is enforcing the appreciation of the value of conservation and preparedness, and that the American city planning movement is not of the east alone, but is truly national. In fact, representatives of eastern cities found they had some things to learn, as well as to teach, in the great south-western metropolis, and that California and Texas had city planning enthusiasts who were not less earnest than are those of eastern Massachusetts.

The conference, which has never had chart and compass, voted itself out of existence, in order that a new and highly organized body might take its place: the American City Planning Institute. It is to be managed by a board of twenty-one governors, and it has four classes of members, viz., members, who have had special training in engineering, landscape architecture or architecture, or who have special attainments in city planning; law members, who are members of the legal profession and particularly interested in municipal law; associates, who represent the non-technical propagandist element; and affiliated organizations. The first two classes



pay \$10 dues, the third \$5, and the latter \$25. All must be elected by the board of governors, who may also create junior memberships if they think it desirable. The underlying purpose of the action, which has been under discussion among city planners for two years, is to create a technical group which will meet for the purpose of furthering the science of city planning—a thing which has not been practicable to any large degree at the general conferences, where discussion has had to be more or less elementary.

Another important action was the adoption of a resolution authorizing the appointment of a committee to offer the services of city planners wherever they can be most effective, either in this country or in Europe, and another resolution calling the government's attention to the bad housing conditions which threaten to grow up at its new armour plant.

Perhaps the most important and significant event of the whole remarkable meeting was the presentation of a "Report on City Planning Progress," prepared by the Town Planning Committee of the American Institute of Architects. George B. Ford, of New York City, was chairman of the committee, and he it was who was responsible for the conception of the idea, its execution and its publication in time to be an "exhibit" of the Kansas City meeting, where it made a profound impression. This book, which is printed in the standard form of the Institute's publications, is arranged in community references in alphabetical succession, and covers 233 cities and towns in the United States of which there is actual city planning progress recorded. All this information has been obtained in a formal and an authoritative way. There are hundreds of illustrations, applying to the plans and the progress which the volume sets forth, and a notable difference in this volume from any similar volume is that it deals only with American city planning. It might have been properly entitled "American City Planning Progress," which, as the volume shows, is now a very definite and positive thing, going on with vigour the country over.

This book is not copyrighted, the committee responsible for its preparation desiring to make the material of value to the largest possible number of persons engaged in city planning or interested in the extension of the ideals of city planning. To the same end the committee announces that if illustrations are desired, photographs will be loaned whenever available, without charge. Thus the volume constitutes a record of what has been done in American city planning, and a propaganda document of great importance. The Institute is to be congratulated on the wisdom, breadth and value of this volume, and the city planning fraternity owes much to George B. Ford, well known as the landscape architect in charge of the notable zoning and districting recently put in force in New York City, and for his successful effort to promote the welfare of American communities.



The National Housing and Town Planning Council have recently held a well attended conference at Sheffield. Among the resolutions passed were the following: "That local authorities should be empowered to advance up to 90 per cent. of the value of houses to be erected on estates owned and developed by such local authorities, such amounts to be lent to Public Utility Societies and other agencies desirous of building houses for the tenancy of the working-classes (as defined in the National Insurance Act) on sites leased (but not sold) by the said local authorities." "That where working-men are found to be desirous of taking houses under a Public Utility Society scheme, the local authorities should have power to co-operate with them, finding the capital at the start, the workman acquiring shares by means of weekly or monthly payments."



New Series.

VOLUME VIII.

1918

# GARDEN CITIES AND TOWN PLANNING



THE GARDEN CITIES AND TOWN PLANNING ASSOCIATION,  
3, Gray's Inn Place, Gray's Inn, London, W.C. 1.









INCORPORATING THE HOUSING REFORMER

EDITED BY EWART G. CULPIN

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New Series. Vol. VIII, No. 1

March, 1918

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SUBSCRIBERS are reminded that subscriptions fell due on the 1st of January, and it would be a great saving of labour and expense, particularly at this time, when every economy has to be practised, if subscribers would send in their contributions at once, and so save the staff the work of making applications. Consideration in this regard would be highly appreciated.

The London Labour Party have recently laid a statement of their views on housing before Mr. Hayes Fisher, President of the Local Government Board. In this statement emphasis is laid on the need for combining local initiative and variety with the recognition that the Greater London problem must be viewed as a whole. It is urged that the President of the Local Government Board should convene a conference of housing authorities in Greater London with the object of promoting co-operation in the framing of town planning and housing schemes. It is further suggested that these schemes should be planned on garden city lines, with a limitation of twelve houses to the acre.

On the last night of the old year an interesting event took place in the Ealing Garden Suburb Institute. Mr. W. Hutchings, Chairman of Ealing Tenants Ltd., at a social gathering to which all residents had been invited, handed to Mr. J. Allport, M.A., Chairman of the Residents' Society, the agreement by which Ealing Tenants Ltd. place the control of the Institute and Grounds entirely in the hands of the Society. Mr. Allport, in accepting the agreement on behalf of the Society, said that the residents appreciated both the spirit in which the transfer of control was made and their own responsibility in the new arrangement. The gathering was well attended, over two hundred residents being present, and the remaining hours of the old year were spent in amusements.



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Dr. Addison, Minister of Reconstruction, in the course of a recent address to a Men's Meeting in his constituency, referred to the housing question, and, after observing that it was a subject he had paid a lot of attention to, said: "I will tell you how we are tackling that subject. First, we found out how many houses were in arrears owing to the war—how many were necessary to put us in as good a position as we were before the war. Then we found out from all round the country how many more houses are wanted to make up for those which are insanitary, and so on. Well, that figure comes out at not less than 300,000, but that will only place us practically where we were before the war.

"We have got to have an improved condition of housing if we are going to have a healthy and energetic race of people, as we ought to have. We have got two sides of that question to deal with, and one is the enormous need of houses in the country districts. We cannot expect to get increased food production in this country unless we provide cottages in the country, because a man will not go there to live in a hovel. They must have houses, decent houses to live in, otherwise you cannot expect a man to go there to take a small holding or anything else.

"On the other side is the housing in the towns—and which we know this district needs as badly as any—but, of course, one has to relieve the other. We have got them all ticketed off.

"But now you come across a difficulty, and this is the first great difficulty. This mass of houses, however you erect them, will cost much more than houses built before the war—and it is quite evident at the beginning that a great share of the extra cost must be a national charge, because the extra cost is mainly a war cost. The next thing is, we have to look at this question as to how we are to get bricks, mortar, timber, and all the rest of it to make houses of; but I will not bother you with the details now.

"All I can say is that we are creating an organization that will provide bricks, doors, windows, and fireplaces on the same lines as we are providing shells and fuses. If we are going to do this thing at all, and not make it hopelessly expensive, we have got to tackle it on a big scale, and that is what we are proposing to do. I know very well how much these things cost, and the question we have got to ask ourselves is this: 'Is it necessary, or is it worth while, to put the cost of a week or two of war into the building of houses?' Well, I say it is."

It is recommended by a special committee of the Bradford Corporation that a new standing committee, to be called the Development Committee, be appointed, and that an advisory committee be appointed to act along with it where co-operation might be useful, such committee to consist of representatives of existing organizations in the city.

The following resolution has been adopted by several bodies in Wales :—

"That in every county there should be a specially constituted body under the proposed Ministry of Health to deal with housing and kindred matters, which body, in the opinion of this Committee, should comprise representatives of the various local authorities in ratio to population and other persons possessing special knowledge of housing and public health, to be nominated by the Ministry of Health or otherwise co-opted for the purpose."

In Manchester the average number of houses erected a year before the War was eight hundred: last year only nineteen were built.



The following resolution was unanimously adopted at the recent Labour Party Conference at Nottingham :

“ That this Conference demands that steps shall be taken by the Government, without further delay, to arrange in conjunction with the municipalities, and put into force, a National Housing and Town Building Scheme, which will secure to every citizen the best home and working surroundings at a rental within the means of wage-earners, and bring the social advantages of town life within reach of the rural workers ;

“ That overcrowding in the large towns shall be relieved by the establishment of new towns, and the reconstruction of the smaller existing towns, on garden city principles (including the reservation of a stretch of open country all around, the wide spacing out of houses and factories, the provision of gardens, allotments, and small holdings, and the installation of the most modern power-plants and labour-saving industrial facilities) ; land for this purpose to be compulsorily acquired and development financed by the State, and the whole enterprise in each case to be administered by a municipal authority or non-profiteering democratic body in the interest of the local community ;

“ That, pending the full operation of this scheme, local authorities shall be compelled to prepare Housing and Town-planning schemes for the provision of good self-contained houses with gardens ; the opening up of congested areas, and the creation of new park lands ; and that, where houses are urgently needed, war restrictions shall be removed and building at once begun either by the local authority or by the Government.

“ In all such schemes provision shall be made for consultation with representative working-women.”

Professor H. V. Hubbard, of the Landscape Architecture Department of Harvard University, and Miss Theodora Kimball, the Librarian of the school, are associated in the issue of a new book on Landscape Design, which is bound to take a high place among such literature. Professor Hubbard and Miss Kimball are well known through their works, and they have both personally studied their subject in many parts of the world. The title of the book is *An Introduction to the Study of Landscape Design*, and the price is six dollars.

In opening a Conference of Midland Local Authorities at Birmingham, under the auspices of the National Housing and Town Planning Council, the Lord Mayor (Alderman A. D. Brooks) said that, in Birmingham alone, there was a deficiency of something like 10,000 houses, and after the war it was estimated they would have to provide an additional 5,000 houses per annum for twenty years. The Corporation had already adopted the outlines of a policy to deal with the provision of working-class houses, and they thought they could best accomplish the end in view by rendering financial assistance to private builders or public utility societies. It was thought one of the best ways would be to acquire areas of land, and after laying it out to let or sell the land for the erection of dwellings at rents to be approved by the local authority. He thought it would also not be unreasonable for the Government to render financial assistance in such enterprises to the local authorities. He believed they had a fair expectation of that being done.

An addition to the Town Planning Schools is promised under the Architectural Department of Manchester University. A School of Civic Design similar to that at Liverpool is to be set up, and it will be in connection with the University, the Manchester Education Committee, and the Manchester Society of Architects.



In a recently issued pamphlet, entitled *The Land*, Mr. John Galsworthy makes a passionate appeal for effective measures for dealing with the rural exodus, and at the same time lessening as far as possible the evils of our crowded urban areas. The following extracts indicate to some extent the point of view expressed:

"What we in England now want more than anything is air—for lungs and mind. We have overdone herd-life. We are dimly conscious of this, feel vaguely that there is something 'rattling' and wrong about our progress, for we have had many little spasmodic 'movements' back to the land these last few years. But what do they amount to? Whereas in 1901 the proportion of town to country population in England and Wales was 3-10/37—1, in 1911 it was 3-17/20—1; very distinctly greater! At this crab's march we shall be some time getting 'back to the land' . . . To compete with this lure of the towns, there must first be national consciousness of its danger; then coherent national effort to fight it. We must destroy the shibboleth: 'All for wealth!' and re-write it: 'All for health!'—the only wealth worth having. Wealth is not an end, surely. Then, to what is it the means, if not to health? Once we admit that in spite of our wealth our national health is going downhill through town-blight, we assert the failure of our country's ideals and life. And if, having got into a vicious state of congested town existence, we refuse to make an effort to get out again, because it is necessary to 'hold our own commercially,' and feed 'the people' cheaply, we are in effect saying: 'We certainly are going to hell, but look—how successfully!' I suggest rather that we try to pull ourselves up again out of the pit of destruction, even if to do so involves us in a certain amount of monetary loss and inconvenience. Yielding to no one in desire that 'the people' should be well, nay better, fed, I decline utterly to accept the doctrine that there is no way of doing this compatible with an increased country population and the growth of our own food. . . . It may be natural to want to go to hell; it is certainly easy; we have gone so far in that direction that we cannot hope to be haloed in our time. For good or evil, the great towns are here, and we can but mitigate. The indicated policy of mitigation is fivefold:

"1. Such solid economic basis to the growth of our food as will give us again national security, more arable land than we have ever had, and on it a full complement of well-paid workers, with better cottages, and a livened village life.

"2. A vast number of small holdings, State created, with co-operative working.

"3. A wide belt-system of garden allotments round every town, industrial or not.

"4. Drastic improvements in housing, feeding, and sanitation in the towns themselves.

"5. Education that shall raise not only the standard of knowledge but the standard of taste in town and country."

Professor Beresford Pite, in a lecture on town planning at the Manchester City Art Gallery, said that the housing and town-planning movement had produced the Act of 1909, which did not, however, touch the internal development of such a city as Manchester. The consideration of urgent reform need not be left to the authorities. An initiative should be taken by a careful study of the problems on a large scale and as affecting the whole character of the city. When the ideal had been embodied in a plan, consideration could then be given to the existing powers to deal with the needs of the situation, and special legislation—which need not be more expensive than a few arbitration cases—might be promoted to give effect to the improvements. The many aspects of the question demanded the establishment of a school of town planning in each university.



# THE QUEEN AT THE HAMPSTEAD GARDEN SUBURB

ON February 26th, Her Majesty the Queen, accompanied by the Prince of Wales and Princess Mary, visited the Hampstead Garden Suburb. They were met by Mrs. Barnett, C.B.E., the Hon. Manager of the Hampstead Garden Suburb Trust; the Earl of Lytton, the President; Mr. Henry Vivian, Chairman of Co-partnership Tenants Ltd.; and Mr. J. C. Soutar, the Architect. The general plan and scheme of the estate having been explained, the Central Square was visited, and the children at the school gave a warm welcome to the Royal visitors. Members of the staff were presented, and Lord Lytton welcomed Her Majesty, and referred to her continued interest in the Institute, which she had first visited when it consisted of one room only, serving every purpose, including that of Sunday worship. He said that the Queen had already seen the design made by Sir Edwin Lutyens for the enlargement of the Institute, an enlargement made necessary by the growth of the students, who, in spite of raids and dark nights, had, during the past year, numbered over 800. To carry out the scheme it would cost £25,000, of which £7,000 had already been promised. It was necessary to plan



Visit of the Queen, the Prince of Wales and Princess Mary to Flats in Addison Way.

Property of Second Hampstead Tenants Ltd.

[Photo by Elwin Neame Ltd.]



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at once, so that building should be begun immediately after the war, and that the Barnett School should be ready for the pupils which were even now more than could be accommodated.

Much interest was taken in the Barnett Homestead, a block of twelve self-contained flats, built by Sir Alfred Yarrow as a memorial to the late Canon Barnett. Sir Alfred Yarrow himself and the Rev. J. H. Rushbrooke (Chairman of the Homestead) conducted the visitors over the Homes. The Homes are first of all for the widows of sailors and soldiers who have lost their lives in the service of the country. The rent is from 3s. 6d. to 4s. 6d. a week, and the income is vested in the Council of Barnett House, Oxford, to be used for scholarships for the students at the Institute. The Rev. B. G. Bouchier, the Vicar, had the pleasure of showing the Prince of Wales and Princess Mary the newly-erected Calvary which was recently visited by the King and Queen.

The working-men's flats proved to be of special interest to the Prince of Wales. Mr. Frederick Litchfield and Mr. E. J. Cooper explained the working of these homes, and a photograph of the group was taken outside, which is reproduced in this issue.

Several other interesting features of the Garden Suburb were visited, and the interiors of cottages inspected. A drive was taken to enable the visitors to see the larger houses, the Wood, and the allotments, and a visit was taken to Waterlow Court, where Her Majesty again evinced interest in the homes for working women.

In taking her leave, Her Majesty, in thanking Mrs. Barnett and Lord Lytton, expressed herself as delighted with the growth of the Suburb, and hoped that the Institute would shortly be completed and that it would be found possible to erect a hostel similar to Waterlow Court for working women who are not able to pay high rentals.



**Barnett Homestead.**



In a letter received by Mrs. Barnett shortly afterwards, Lady Bertha Dawkins, who was in attendance on the Queen, said :

“ The Queen commands me to tell you how much she and their Royal Highnesses enjoyed their visit to the Hampstead Garden Suburb yesterday, and to thank you very much for all the splendid arrangements you made for them. Of course, Her Majesty knows of old the interest of your work, but it was new to the Prince of Wáles, and he was most thoroughly interested in, and thrilled by, all he heard and saw, and so was Princess Mary.”

The interest thus exhibited by various members of the Royal Family in the Garden Suburb Movement is a suitable opportunity for reference to the continuous progress of the Hampstead Garden Suburb during war time, and especially to the work which is being done by the various Tenants Societies on the estate.

Public Utility Societies everywhere are suffering to-day under the disadvantages we have oftentimes alluded to, especially in regard to the repayment of the sinking fund for Government loans. In order that the cost of providing the houses may not fall unduly upon the occupants, the sinking fund has been fixed at about half the amount which is actually paid to the Public Works Loan Board.

In normal times the accession of new capital made the task of supplying the deficiency quite an easy one, but with Government loans at 5 per cent. and a practical embargo upon new capital, it might be expected to find societies getting into difficulties.

The four Hampstead societies have just held their Annual Meetings, and a study of the Balance Sheets reveals the fact that not only are the societies paying their way, but that they are able to make substantial contributions to the reserve funds.

The oldest of the societies—Hampstead Tenants Ltd.—in its Eleventh Annual Report, shows that after meeting all expenses and adding £483 to Property Reserve Fund, there is a disposable balance of £2,630, including £1,116 brought into account from last year. After a payment of 5 per cent. on the share capital, a balance of £1,300 is carried to reserve, to be brought into account next year. The value of the property of the Society is £145,278.

Second Hampstead Tenants Ltd.—now in its tenth year—shows a disposable balance of £4,134 after placing £943 to Property Reserve Fund, and a surplus of £1,134 after the 5 per cent. dividend is paid. The value of the property of the Society is £294,782.

Hampstead Heath Extension Tenants Ltd., which completed its sixth year, has a balance of £968 after adding £558 to Property Reserve Fund. The dividend in this case is 4 per cent. The value of the property of the Society is £170,817.

Oakwood Tenants Ltd.—the youngest of them all—places £549 to Property Reserve Fund, pays 5 per cent., and leaves a balance of £1,723. The value of the property of the Society is £174,364. It is observed generally in the Reports that “the rapidly increasing cost of labour and material has made the problem of carrying out essential repairs during the war a most difficult one. The position will be better understood when we say that some articles have increased in cost threefold. Some lessening of this difficulty may be expected when peace comes, but it seems certain it will not be entirely removed. Bearing in mind this increased burden which we have to face in common with all those administering residential property, we think the results are satisfactory.”

The area controlled by the Hampstead Tenants Societies amounts to no less than 480 acres—a larger area than the originally planned Garden Suburb. Of the total



amount 125 acres have already been developed and 370 houses are already planned for building after the war.

The following table shows the number of houses and the amount of rents paid :

Not exceeding 6/- weekly :				Houses	I ..	Flats 121 ..	
Above 6/-	„	„	8/-	„	94 ..	„	25 ..
„ 8/-	„	„	10/-	„	315 ..	„	24 ..
„ 10/-	„	„	12/-	„	289 ..	„	21 ..
„ 12/-	„	„	15/-	„	127 ..	„	29 ..
„ 15/-	„	„	20/-	„	69 ..	„	29 ..
„ 20/-	„	„	„	„	193 ..	„	11 .. Shops 15
Total number of buildings				„	1,088 ..	„	260 .. „ 15

In addition to these premises there is the admirably fitted Club House (which is now used as a Military Hospital), with a suite of club rooms and offices.

The amount of the annual rent roll is £49,182, and the Property Reserve Fund account of the four societies amounts to £11,974.

What will be the economic rent of an ordinary cottage after the war it is difficult to say. It is known that at the present time, even reckoning only upon a percentage of the total cost, the cottages which are being put up for munition workers will have to be let at a rental of at least 10s. a week ; and the bulk of these cottages are not comparable to those of the Hampstead Tenants Societies. It would seem that the 6s. 6d. rental, which in a purely working-class district was a general figure, will be



Waterlow Court.



advanced to from 8s. 6d. to 10s. after the war is over, and it is hardly likely that the former figure of 8s. 6d. will be reduced when prices again become normal. It is all to the good, therefore, that these societies have so consolidated their position that every year brings appreciation of the value of the property and of the shares.

The history of the Garden Suburb as a whole is, indeed, a record of remarkable achievement. It was only in 1906 that the Hampstead Garden Suburb Trust was formed, and the first sod of the Suburb was cut by Mrs. Barnett on May 2nd, 1907. The first Tenants Society on whose ground this sod-cutting ceremony took place having been registered on March 18th, the foundation stones of the first cottages were laid on June 5th, and Lord Mayor Treloar opened them on October 2nd.

The success of the Hampstead Tenants Ltd. was so phenomenal that in 1909 Second Hampstead Tenants Ltd. was registered, followed by the Hampstead Heath Extension Tenants Ltd. in 1912 and Oakwood Tenants Ltd. in 1913. It may be noted, in making any comparisons of the progress of the two last named societies, that they had only one and two years of active work respectively before the outbreak of war.

It was in 1911 that their Majesties the King and Queen paid their first visit to the Suburb, and they were followed shortly afterwards by the Duke and Duchess of Connaught, who also took much interest in the Ealing Garden Suburb.

Although to a large extent building has been held up since the commencement of war, there have been some substantial additions to the housing accommodation on the Garden Suburb. Besides the cottages in hand, which were finished, there are three features of exceptional interest—Meadway Court, the Canon Barnett Homestead, and Southwood Court, now in course of erection.

In this connection some description of Meadway Court may prove not only of interest, but may be a guide to those who are now studying in what way the expenditure of housekeeping can be lessened when we settle down to normal conditions. The success of the communal kitchen in war time has proved that its application



**Meadway Court.**



to the practical problem of housekeeping in peace time is not only desirable, but necessary with the enforced economy which must be practised by everybody. Such aids to co-operative housekeeping as have been practised at the Hampstead Garden Suburb and Letchworth Garden City deserve the very closest consideration. Meadow Court was the last work of the late Mr. G. L. Sutcliffe, the Architect to Co-partnership Tenants Ltd., and was finished only in 1915. The block consists of fifty-five flats, at rentals ranging from £20 to £85 a year. There is a club, run by the tenants themselves, with dining halls, billiard room, reading room, kitchen, etc., providing communal catering and recreation, which is much appreciated by the tenants. The same club manages the four tennis courts.

It is hardly possible to mention the Hampstead Garden Suburb without some allusion to the Institute, which plays so large a part in the life of the Suburb. The programme of winter plans for this war winter reveals no slackening in the arrangements made for education and instruction, and it might be assumed from reading the programme that an ordinary course was in progress were it not for the demonstrations arranged of war-time cookery and practical gardening for war-time allotment holders. Apart from this there is the same high standard of University extension courses, the School of Music, School of Art, and the Evening Classes, which have characterized the Institute from its very beginning.



The Garden City movement has suffered considerable loss through the recent death of two Vice-Presidents. Earl Brassey was one of the earliest supporters, and his interest was so practical that he became a Director of First Garden City Ltd., while on several occasions the Association held meetings at his house in Park Lane. The late Canon Scott-Holland was also one of the early Vice-Presidents, and was a liberal subscriber to the last.

A London branch of the Regional Association has recently been formed. Social and Regional Surveys are being undertaken, and excursions and lectures have been arranged. The Branch Secretary, Miss Mabel Barker, B.Sc., 11, Tavistock Square, W.C. 1, will be pleased to give further information.

It is with very much regret that we have to report the death of Professor Charles Mulford Robinson, the eminent American town planner. He had been Professor of Civic Design, University of Illinois, since 1913, was the first chairman of the Sacramento City Planning Commission, and in addition to writing a number of works on Civic Art and Town Planning had contributed many articles and reviews, some of which had appeared in these columns. His was a most gentle and lovable character, and the boylike impetuosity of his enthusiasm for the cause and the winning charm of his manner endeared him to all who had the privilege of meeting and working with him.



# FIRST GARDEN CITY LIMITED

## ANNUAL MEETING, 1917

AT the fourteenth ordinary general meeting of First Garden City Ltd., held on December 13th, the Chairman, Mr. J. E. Champney, in moving the adoption of the report and accounts, said great care had been taken regarding the allocation between capital and revenue, and capital items of doubtful permanent value had been charged to revenue. The result of this was, he thought, an increasingly sound balance sheet. They had been obliged to take the same view regarding the payment of a dividend as during the past three years, that is, as to paying one during the war. Liabilities had decreased while assets had improved. The 4 per cent. debentures had been reduced by £1,000 owing to the Redemption Account created out of revenue in order to deal with any debentures that might be offered at a low price. At the commencement of the year mortgages, loans, etc., increased by £5,000, but during the last few months they had been paying off, so that the liability in this respect had actually been reduced during the whole year by £800. The overdraft at the bank was nearly £8,000 less than last year. Last year the debts due by the Company were £24,357, whereas this year they are £16,934; two years ago the amount was £28,685. A sum of £7,557 has been expended on buildings, improvements, highways, water works, gas works and electricity station, necessitated by the steady expansion of various undertakings. As to the farm and dairy, a great deal of land had been broken up during the year in order to help the food supply. Some of the work could not show financial results for a year or two, but all expenditure has been properly debited to revenue. It was hoped that the Government would not lose sight of the question of the milk supply, and whether there was not more danger in a milk shortage, especially with reference to infant life, than in an anticipated grain shortage, which was capable of correction by foreign supplies. (Hear, hear.) With regard to the health of the town, he was pleased to say on the authority of the Medical Officer of Health, that Letchworth fully maintained its reputation as a health centre, although during the war there had necessarily been much overcrowding. This was owing to the wise provisions upon which Letchworth was founded, restricting the number of houses to the acre. It was an eloquent testimony to the advantage of town planning upon garden city lines—you may overcrowd your houses, but if the houses themselves are not too close to each other you do not have the same deteriorating effects; and this was at a time when such a striking example is much needed. They might say nowadays that Letchworth had indeed not been founded in vain. In the report the Directors alluded to the proposed application of the Parish Council for urban powers, which they considered to be well advised. Efforts were being made for the erection of a further 500 cottages, with the help of the Government. They had had other applications from manufacturers, but they require ready-made factories, which were not available at present. About their industrial future he was satisfied, but as had been urged in former years, the residential part of the scheme required much greater attention. Mr. Sturdy's place on the Board had been taken by Mr. Bolton Smart, who accomplished excellent work at Hollesley Bay and in other philanthropic efforts. Mr. Champney concluded: As to the future prospects, how little one can venture to say in the midst of this terrific war still in progress. I hope that our Company is in a more secure position, better able to weather this



storm and stress of war, and with husbanded resources to take advantage of the opportunities of peace. There I must leave it. I can only express my steadfast opinion that out of this turmoil of evil will come great eventual good; that there may be lessened luxury, more humanity, more brotherhood between nations, and in the nations themselves—that the end may be, in the words of the late Sir Henry Campbell-Bannerman, which have often rung in my ears, when he said of this England of ours, that he hoped a time would come when it should not merely be “the pleasure house of the rich, but a treasure house of the poor.”



## A PROPOSAL FOR THE ESTABLISHMENT OF A NEW TOWN

BY H. CLAPHAM LANDER, F.R.I.B.A.

THOSE of us who have lived in Letchworth since the early days of its foundation, watching its development little by little, and assisting in the creation of that indefinable “spirit of the place,” are not likely to undervalue the benefits we have derived during those years, nor to underrate the importance of the principles and advantages which the garden city in practice has demonstrated. Letchworth is a success, and we who are most conversant with its inner life are prepared to defend that proposition against all critics. It is, therefore, in no spirit of hostility that we have set our hands to a new experiment, which in some aspects takes the First Garden City as its model. On the contrary, Letchworth is to us a sort of Pisgah from which we view our promised land. Every hill climbed gives a wider view of hills beyond, and each experiment attempted makes the next one possible.

The common ownership of the land and the right of those who create it to the increased value due to its development are principles which must lie at the root of any garden city scheme; further, it is admitted that public services must be administered in the interest of the consumer rather than in that of the shareholder, and that all matters affecting public health are of paramount importance. All these principles have been demonstrated beyond controversy by the Garden City in being, and they must all be incorporated in any proposed garden city of the future. But in the opinion of those who are responsible for the “New Town” proposals, the time has arrived for the establishment of a new town which shall provide the groundwork and facilities for undertaking all kinds of industrial enterprises upon a basis of goodwill and mutual aid—in other words of a Co-operative Garden City. Letchworth, like most land companies having factory sites to dispose of, has spread its net in the sight of all manufacturers irrespective of whether they produced primarily for profit or primarily for use. In the town we propose, although great liberty will be allowed in the constitution of the various productive societies, all will be subject to this one proviso, namely, that they must produce primarily for use. Every worker will receive at least the standard rate of wages in his trade, and should there be a surplus upon any year’s working beyond what is required for the natural expansion of the business, it may be devoted to civic development, the raising of wages, the improvement of the conditions of employment, a reduction in price to the consumer, educational and charitable purposes, or the creation of a fund for the redemption of interest-bearing capital.



## PROPOSAL FOR THE ESTABLISHMENT OF A NEW TOWN 13

We believe that the motive of private profit is not only unsatisfying and wasteful, but also repugnant to those ideals of mutual aid and personal service planted in the heart of man, and we believe further the time is ripe for providing conditions more in accordance with man's present and future needs. The experiment we propose to inaugurate in land tenure and mutual aid in agriculture, manufacture and distribution, will, we hope, afford free scope for the development of a fuller and more harmonious civic, economic and personal life. The burden of poverty which presses so heavily upon the great majority of our fellows is due, in the main, to the fact that labour is used to produce wealth in which it does not adequately participate. It is our aim accordingly—by exercising control over such essentials to human activity as land, machinery and, as far as practicable, means of distribution and exchange—to indicate a means whereby the rewards of industry, in all its forms, may be more equitably shared by those who contribute to their production, and to secure for all a fuller opportunity for self-expression in life and work.

As far as practicable, all houses will be built and owned by the town and let, as nearly as may be, at cost price. Careful consideration will also be given to the possibilities of association in all branches of domestic requirements. All necessities, such as bread, milk, coal, etc., will be supplied upon a co-operative basis and practically at cost price. The main shopping needs of the town will be met by the provision of a Central Store with departments for the sale of goods of various kinds, thus obviating the necessity for the ordinary retail shop. The store will also be the centre for the distribution of articles of whatever kind produced or manufactured in the town, whether by individuals or groups; and also of articles supplied from any outside desirable source, giving preference, however, to goods manufactured under sound and just conditions.

A cordial welcome will be given to craftsmen and workers developing their own lines of industry with a view to the excellence of the product or the raising of the standard of individual workmanship.

It will be the object of the promoters to provide (*a*) such a basis for economic life as will eliminate, as far as possible, the exploitation of labour through rent, interest and private profit, thus securing to the worker a fuller recompense for his labour; (*b*) useful work under healthy conditions as well as substantial and convenient houses with gardens; (*c*) a common, comprehensive and unified system of education, regard being had to the discipline of real work and to full opportunity for the development of individuality; (*d*) facilities for different forms of recreation. In short, to provide such an environment as will give free scope to the development amongst its citizens of a healthy social life based upon mutual aid and goodwill.

We are satisfied that the hope of a peaceful evolution in the future depends upon the application of the principles of mutual service and fellowship to the problems of daily life, and we therefore appeal to those who share our views to assist us by all means within their power. We ask those who have business ability and experience to place these at the disposal of their fellow-men; to the workers we appeal for their confidence, and to those who have money for their financial assistance.

It will be obvious to all that the preliminary expenses incurred in an undertaking of this magnitude must necessarily be heavy. The "New Town" Council are appealing for a sum of £500 for initial expenses, and will be grateful for any contribution towards that fund. I shall be pleased to supply any further information desired.



## THE LATE EARL GREY

WE print below an eloquent tribute to the late Earl Grey and a testimony to his interest in the Garden City movement which occurred in a sermon preached by the Rev. Basil G. Bouchier, M.A., the vicar, at St. Jude's-on-the-Hill, Hampstead Garden Suburb.

The late Peer was one of the original trustees who, with Mrs. Barnett, secured the land for the Hampstead Garden Suburb from the Eton College Trustees. At the foot of the pulpit, his own gift to the church, was placed Earl Grey's portrait, framed by a laurel chaplet. After a shortened form of morning service, in the course of which Viscount Wolmer read the lessons and the choir sang Spohr's "Blest are the departed," the Rev. Basil G. Bouchier spoke in deep appreciation of the late Peer's services to the Church and State, especially citing his interest in the Garden City movement. Madame Minnie Nicholson sang Elgar's "Land of Hope and Glory." Lord and Lady Grey, Lady Wantage and other members of the family were present.

Taking for his text the words, "Master, see what manner of stones and what buildings are here" (Mark xiii. 1), Mr. Bouchier said: "The fabric of a building (it is a truism to say it) is ever subject to decay. None the less, we do not on that account refuse to erect all manner of buildings, public and domestic. Primarily, their value is, of course, material. They afford protection. In these days, or rather nights, of war our buildings have come to possess a new value, as in every probability the return of the moon will prove before very long. But buildings have far more than a mere material value; they have a moral or social value as well. External circumstances and conditions have far more to do than we think with man's moral and spiritual development. No mistake of religionists has been so fruitful in evil as the distinction that is often drawn between 'spiritual' and 'secular.' Such distinction is everlastingly impossible. There is no sphere of human life and action which has not its religious side. It is even doubtful whether, in the light of pure reason, such problems as those of Home Rule and Protection ought not to be brought to the bar of Christ. If Christianity be, as we claim it to be, God's message for the whole of life, it ought to have something to say to everything which affects that life. But these questions have become the war-cries of party politics, and it becomes inexpedient that the Church, as such, should concern itself with them, for the present at any rate. But the problems of our social and economic life are of a different order. The issues involved in them are directly moral and spiritual. For the connection between social conditions and spiritual life is so close that one cannot be dealt with apart from the other. Much of the failure of our good and earnest work is due to our beginning at the wrong end. We forget that social conditions are as often the cause of sin as sin is the cause of social conditions. The sty makes the pig quite as often as the pig makes the sty. We need, in other words, better houses for the people as urgently as better people for the houses. As an habitual drunkard said once, 'If I've got to live in hell, I prefer to live there drunk than sober.' Yes, leave the housing problem untouched and unsolved, and you do but aggravate those many other problems and evils (*e.g.*, intemperance, immorality, cruelty) which are its inevitable product. Mr. Parr, lecturing here three nights ago, on behalf of the R.S.P.C.C., told us, out of his wide and unrivalled experience, that in his judgment bad housing was the root-cause of the terrible crimes against humanity that his Society for years past has been so nobly combating.



“ This morning it is my privilege to welcome here many distinguished public persons who to-day visit the Hampstead Garden Suburb for the first time. I am sure it will not be the last. Can I do better than greet you with the words that preface this address? ‘ See what manner of stones and buildings are here.’ Passing through them, you will not, I think, have failed to be impressed by the beauty and picturesqueness of this community. But why have you come here to-day? You have come—we have all come—to pay a tribute of regard and of affectionate homage to Albert, fourth Earl Grey. *Si quæris monumentum, circumspice.* These houses and buildings are all largely due to his initiative. The Garden Cities Association, as a corporate and public-spirited body, and Mrs. S. A. Barnett and Mr. H. Vivian, as individuals, are far better qualified than I to tell you the extent of their indebtedness to Lord Grey. To have been instrumental in raising better houses for the nation—was not the least of this great man’s many achievements. But Lord Grey did something more than find delight in seeing the development of garden cities; he was deeply concerned that they should be good cities. And I take it that the making of good cities is the chief work of Christianity. For the city is strategic. It makes the towns; the towns the villages; the villages the country. *Qui facit urbem, facit orbem.* Whether our national life is great or mean, whether our social virtues are mature or stunted, whether our sons are moral or vicious, whether religion is possible or impossible, depends upon the city. When Christianity shall take upon itself in full responsibility the burden and care of cities, the Kingdom of God will openly come on earth. No one disputes that there is religion in the Churches. What is now wanted is to let men see it in the city. Prejudicial altogether to this is the present state of housing. One Christian city (I quote Drummond), one city in any part of the earth, whose citizens from the greatest to the humblest lived in the spirit of Christ, where religion had overflowed the Churches and passed into the streets, inundating every house and workshop, and permeating the whole social, national and commercial life—one such city would seal the redemption of the world. The project is delirious? Yes—but not to Lord Grey and men like him, men of faith, men of vision, men who really believe that Christ is the Light of the World. Such men need have no fear of missing heaven in seeking, as they do, a better earth. They are doing, I repeat, the highest work of Christianity. Do not misunderstand me. I am not saying that Christ came only to improve society and provide better laws, but I do say that He came to provide better men, and therefore anyone (or anything) which helps Him in that is carrying on His work. Good men are good leaven, for leaven raises. Again, then, I say—*Si quæris monumentum, circumspice.* The walls may rise slowly, but given the same spirit and the same faith that inspired Lord Grey, we may carry on the buildings which he began. Thus, indeed, in one direction will it be permitted to some of us to materialize his almost dying hope. Warned by his doctor that he had not long to live, the desire came to him to use his last months in bequeathing a message to his fellow-men. ‘ A voice,’ he said, ‘ from the grave often gets a hearing. That’s what I’m after. I want you to try to make my voice sound from the grave.’ He being dead, yet speaketh—or rather, he will continue to speak—through those who are constant to his ideals. See, ladies and gentlemen, what stones and what buildings are here. Admire, as you must, their beauty and the picturesqueness of their setting. Remind me, if you like, that they are nevertheless transitory, ephemeral, and destined to crumble. I know. I know. But—and this is my point—*before* they pass, according as men use them or lose them, they have a work of infinite importance to do. Their bearing on the ultimate destiny of those who occupy them is immeasurable. Among Lord Grey’s last words to one of his friends were these: ‘ Don’t make me out to be a hero, whatever you do. I’ve loved every hour of my life. I’ve enjoyed



every minute. And as for my work, it has only been the sowing of seed as I went along loving everything. I never thought to change the world or to set up a new order of anything. I only wanted people who believe in the principles of Mazzini to go on quietly working for them, knowing that one day they are bound to conquer. And now here I lie, on my Pisgah death-bed—looking into the Promised Land. I'm not allowed to enter it ; but there it is, before my eyes. After the war the people of this country will enter it, and those who laughed at me for a dreamer will see that I wasn't so wrong after all. But there's still work to do for those who didn't laugh, hard work, and with much opposition in their way ; all the same, it is work right up against the goal. My dreams have come true.'

" But further. In the passing of the stones we have yet another lesson to learn. Theirs is something far more than a mere material, or even moral and social, value. Is not their highest value spiritual? Man does *not* live by bread alone. Himself spiritual, he is bound to starve if only material comforts are afforded him. All true reformers realize this. Even Renan declares his conviction that ' beyond the family and outside the State, man has need of the Church.' Again, then, I say to you, ' Sirs, see what manner of stones are here and what a magnificent building you are in at this moment.' With statesmanlike wisdom and foresight, Lord Grey and his colleagues demanded that the crowning feature of this, and every garden city, should be a House of God. The last state were worse than the first were it otherwise. Almost his lordship's last public act in connection with this place was to unveil the tower and spire of this almost cathedral-church, which spire, pointing ever onward and upward, is an hourly reminder of the fact that ' God's in his heaven.' Just as Lord Grey hoped for a great national Parliament, inspired by a high and disinterested devotion to the Empire, so he hoped for a great national Church inspired by the religion of humanity. No man ever talked less about religion, yet no man ever acted and lived it more. His life was his religion. He verily loved and served God in his fellow-men. *O si sic omnes*. ' Death,' says Mr. Harold Begbie, ' had no fear for him ; it was the last of his rainbows. His thoughts were still of the battle, still of the coming victory. He was going to what God might will, but his last thoughts were with men fighting for truth and justice.' And you will forgive the digression if I ask leave to remind you that, in our consideration of the passing of the stones, we cannot but be filled with sympathy and indignation as we think of the vandalism and cruel destruction that a ruthless enemy has perpetrated upon the glorious stones of the French and Belgian cathedrals. Yes, but apart from war the stones of earthly buildings must pass, even though they be the Houses of God. Be it so. Even in their passing they preach an eloquent message. Realize, they say, the temporariness of the Church. Why, the final City of God has no church at all. ' Were it mine,' once said Henry Drummond, ' to build a city, the first stone I should lay would be the foundation-stone of a church.' But if it were mine to preach the first sermon, I should tell the people that the great use of the Church is to help men do without it. Everywhere still men are found confounding the spectacular services of a church, the vicarious religion of a priest, and the traditional belief in a creed, with the living religion of the Son of Man. ' God is larger than the creeds.' Please do not misunderstand me. I do not under-estimate the value of a right faith, which I submit is as necessary to right conduct as right food is essential for health. But I do say that orthodoxy of itself will save no man. The final test of all religion is the character it produces, and goodness is independent of all creed. ' By this sign,' said our Master, ' shall all men know ye are My disciples.' That sign was Love, which divine quality shone so clearly in Lord Grey. ' No more beautiful or lovable character,' says Lord Bryce, ' has adorned our generation.' High praise,



but deserved. No wonder such a man was impatient of creeds. I am proud to share that impatience. Great is the mystery of what passes in this world for religion. Down to the present hour whole masses of people live, worship and die under the belief that Christ is an ecclesiastical Christ, religion the sum of all the Church's observances, and faith an adhesion to the Church's creeds. It is quite a mistake to suppose that the working classes are opposed to Christ. What they cannot follow, and must evermore live outside of, is a worship which ends with the worshipper, a religion expressed only in ceremony, and a faith unrelated to life. The false professors of Christianity have nearly been its ruin. But even so, he who builds a church is doing the greatest service to mankind. Why? Because the product which the church best helps to develop is that most needed in the world to-day. I take it that a church exists, not to advertise the superior sanctity of those who attend it, but to give expression to their *need* of Divine help. That, at least, I can guarantee is the aim and hope of this church in which we are met to-day. 'Sirs, see what manner of stones and what buildings are here!' No one knows better than I how Lord Grey delighted to come and see this church, and how he helped to defray its cost. In conclusion, I would repeat a story told by Mr. Begbie concerning him: 'On a ride in strange country he managed to get lost, and coming at last in sight of a forlorn cottage he sent one of his staff to inquire if they could have tea there. When he arrived before the door of this shack he found an old Scots body standing there, who had been told that he was the Governor-General. She came to his side, raised an old withered hand, and began gently stroking his thigh, looking up at him awesomely as he sat on his horse. "There, there," she muttered, "I could easier talk to the Lord Jesus Christ than I can talk to you." "Of course you could," said Lord Grey, bending down to her; "you talk to Him every morning and every evening, but this is the first time you have talked to me." ' I know of no story concerning him which so simply expresses the beauty of his spirit.

"The passing of the stones! Each one of us is daily building up the City of God, or helping to keep it back. For each of us it is to remember that, like life itself, the stones are always passing, and not to use them is to lose them."



## BOOKS TO READ

We repeat the offer made to keep advised any who may desire it of all literature as issued, together with recommendations, and we are prepared to collect and forward this to subscribers who desire to take advantage of this service. Several municipalities and libraries have decided to secure all good literature issued, and we can recommend this course to those who are not able to keep touch with the publishing world, but are anxious not to lose any valuable material which may be available.

RURAL ORGANIZATION COUNCIL.—*Village Life After the War. Being the Special Reports of the Conferences on the Development of Rural Life convened by the Rural Organization Council in 1917.* The papers and discussions at these Conferences dealt with almost every phase of rural life, and with the necessary steps for a revival that will not only check the influx into the great towns but will also effect the re peopling of the English countryside. Invaluable to all who are interested in rural reconstruction. Headley Bros. Ltd. 1s. net.



DR. W. A. BREND.—*Health and the State*. Reviews the whole of the Public Health Services and outlines a scheme for their reorganization in connection with the appointment of a Ministry of Health. The chapters dealing with the causation and distribution of disease and mortality form a very powerful argument for building garden cities, and a tribute is paid to the example set by Letchworth.

The possible causes of infant mortality are considered in detail and one by one are disposed of as not satisfactorily accounting for the excess of preventible infant mortality in industrial towns as compared with rural districts. Dr. Brend's conclusion is that this excess is mainly due to the polluted state of the atmosphere, and that if the death-rate in the industrial towns were reduced to that in the rural districts the lives of 60,000 infants would be saved each year. An extension of the garden city method is strongly recommended as the most important step in this direction. Many tables of statistics supporting the conclusions arrived at are handled in an interesting fashion. The book has the advantage of being very well written. *Constable & Co.*, 10s. 6d. net.

RAYMOND UNWIN, F.R.I.B.A.—*Nothing Gained by Overcrowding!* Few pamphlets dealing with any phase of the housing question have been so widely quoted and exercised so much influence as has this brochure of Mr. Unwin's. The first edition, in August, 1912, was exhausted in a few weeks, and a second edition in 1912 was exhausted early in 1914. Owing, however, to the War, it was decided to postpone reprinting for a while. The unforeseen continuance of hostilities has drawn increasing attention to the housing problem, and the accumulated shortages of four years and the necessary building of some half a million cottages, has emphasized the necessity of presenting anew the Garden City point of view as to the reduction of the number of houses to the acre. The reissue is made at a time of great difficulty in regard to paper, etc., but it is done because it is thought that at the moment the influence of the publication is urgently needed, and because there is a large demand from municipal authorities for the reissue of the pamphlet. It contains, in addition to new diagrams and illustrations, a foreword by the Right Hon. the Marquis of Salisbury, K.G., G.C.V.O., C.B. Copies may now be obtained from the Publishing Department of the Association. Price 6d.; post free 7d.

FREDERICK LEE ACKERMAN.—*What is a House? Our National Obligation. The Story of England's Colossal Work in Building Workmen's Houses as a Pre-requisite to Maximum Output of War Munitions, and as a Part of Her Programme of Social and Economic Reconstruction After the War*. Mr. F. L. Ackerman, who spent some months in England studying the housing problem at the request of the American Council of National Defence, with particular regard to the housing of munition workers in view of the housing conditions that had arisen in America, has lost little time in putting the result of his inquiries before the American public. A 50 pp. quarto pamphlet contains his first impressions, and they are a glowing tribute to the efficacy of what has been done in England in war time. The sub-title of the pamphlet is indicative of its contents.

During his stay here, Mr. Ackerman made a particularly keen inquiry into the garden city movement and into the method of housing by societies of public utility. These investigations were possibly of a severer type than have previously been attempted by anybody from America, and it is interesting to know Mr. Ackerman's views. He puts the publication of Mr. Howard's book and the formation of the Garden City Association among the determining factors resulting in the Town Planning Act.



Dealing with pre-war methods he says :

“ So much has been written about Port Sunlight, Bournville, and Letchworth that one hesitates to repeat. Yet it seems vital to an understanding of the situation in Great Britain to consider certain aspects of these two examples of housing and town planning as typical of other developments in presenting a complete picture of the British pre-war technique. It was the garden city movement which played a vital part in the evolution of housing and town planning legislation just considered, and it is this movement which is certain to play an even greater part in the social and economic development of England after the war.

“ By way of explanation to the American reader, it should be made clear that there is a wide and vital distinction in England between what is known as the ‘ garden city ’ and the ‘ garden suburb. ’ The one refers to a community wherein are found homes for all classes, and for industry, with agricultural land sufficient to maintain the inhabitants in nearly all the essentials, and the amenities ; while the garden suburb, as the name implies, refers merely to a collection of homes, small shops, and community buildings. Letchworth is a garden city ; Hampstead is a garden suburb. . . . ”

He gives descriptions of Letchworth, Hampstead, etc., and warmly commends the public utility society method.

Incidentally, in writing of the American documents, Mr. Ackerman pays a tribute to the value of the Association’s library which, as he says, contains the greater part of the housing and town planning literature published in America. The opportunity of reading this at a distance was of great value to him.

Mr. Ackerman was afforded facilities by the Government for visiting all the war work in the country, and has accompanied his report with some reproductions of lay-out plans and cottage plans in the various munition areas, plans which so far have not been reproduced in this country. Dealing with Well Hall, he comments on what we have stated previously with regret—the absence of community buildings. Gretna and Queensferry were much more satisfying, as representing a more direct approach to this problem. He suggests that in all these communities there is the necessity of the maintenance of control, and his preliminary synopsis of the programme for the United States is as follows :

#### “ SYNOPSIS OF THE PROGRAMME FOR THE UNITED STATES.

“ First, create a central body with—

- “ (a) Powers to acquire land under authority equal to that created by the Defence of the Realm Act. The final disposition of property need not now be treated.
- “ (b) Powers to survey needs for housing facilities and to determine, in co-operation with a central priority board, the relative importance of industrial operations.
- “ (c) Powers to design and construct communities where the needs of such have been made evident by the survey.
- “ (d) Powers to operate and manage these communities during the war, and for a few years thereafter, along lines of policy similar to that expressed by what is known as the Co-partnership Tenants or Public Utility Societies in England.
- “ (e) Powers to maintain a high standard of physical well-being in munition plants (adopting the standards set by our most progressive industrial corporations) and to organize community activities within the communities thus created.



“ The second step : Create a commission to study the final disposition of these properties. Such a commission should consider such questions as—

“ (a) The organization of local non-profit corporations to manage and develop the communities created during the war.

“ (b) The saving of the appreciation of land values for the community as a whole.

“ (c) The establishment of that part of the cost which should be written off as belonging to the cost of the war.

“ (d) The basis upon which such communities could be transferred to municipalities or non-profit corporations.

“ By such a method it would be possible to advance immediately upon new schemes, and in the event of a lack of progress upon schemes now under way, such schemes could be taken over by the Government and handled through the central body.”

The subject is by no means exhausted, and Mr. Ackerman is continuing his investigations, but the pamphlet is a remarkable justification of garden city methods, both as regards the garden city itself and garden suburb development by public utility societies. *The American Institute of Architects.* 30 cents.

NATIONAL HOUSING ASSOCIATION OF AMERICA.—*Proceedings of 6th Annual Conference.* Nothing better indicates the growing interest in the housing problem in the United States than the work of the National Housing Association and its output of literature. It is only a few years ago, when the writer took part in a conference organized by the National Housing Association, that the towns taking active interest in housing could be counted upon the fingers, while the propagandist association seemed to be fighting against an impenetrable barrier of indifference. A glance at the Proceedings of the Sixth Annual Conference, held in 1917, shows what has been accomplished by the devoted workers of the National Housing Society. The papers submitted cover practically every aspect of the housing question, prominence naturally being given to war difficulties. The example of England is again apparent throughout the volume, and John Nolen deals with what England has done after the manner of Mr. Ackerman in his pamphlet. The three-minutes reports given of progress in the various cities are among the most interesting portions of the report, which stretches out to nearly five hundred pages. It is interesting to read the reports of the various delegates, many of whom have been members of parties brought to this country to study garden city conditions.—*National Housing Association, New York, \$2 post free.*

A. E. MIRAMS.—A very valuable report, accompanied by plans and diagrams, dealing with the housing of industrial employees, has been submitted by Mr. A. E. Mirams, Consulting Surveyor to the Government of Bombay, to the Indian Industrial Commission.

A. W. SHELTON.—*Housing Facts and Factors for Trades Unionists and Workers* is a reproduction of an article in a report of the General Federation of Trades Unions written by Mr. Shelton. The writer says some straight things in his pamphlet, and it is a tribute to his sincerity and his knowledge of the movement that he, the chief exponent of the claims of the private owner and private builder in house construction, should be invited to write on the subject, and that his views should be found of such importance. There are few people who have studied the financial bearing of the house problem in the way Mr. Shelton has.





INCORPORATING THE HOUSING REFORMER  
EDITED BY EWART G. CULPIN

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New Series. Vol. VIII, No. 2

May, 1918

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At the annual meeting of shareholders of Co-partnership Tenants Ltd., held on March 14th, Mr. Henry Vivian, in moving the adoption of the Report and Accounts, said: "We have every reason for satisfaction in regard to the way in which our enterprise has gone through the trying period covered by the war. The task of bringing to a standstill, without seriously injuring our interest, the developments we were proceeding with when war broke out, was difficult, but it has been accomplished, and when the war ends we shall be quite ready to take up the work again. The problem of meeting the repayments of principal under mortgage agreements of the societies in federation with us, has, in view of the difficulty of raising capital and the restrictions imposed by the Treasury in doing so, not been an easy one, but the shareholders will be glad to know that this liability has been fully met and that, including 1914, when war broke out, there has been repaid under this head the considerable sum of £78,700. This amount is, of course, quite independent of the interest charges. I am pleased to say that the Treasury, realizing, no doubt, that a considerable part of our repayments was to the Government itself, has recently given us authority for raising additional capital. This practically ensures the repayment obligations being met, as we are confident that apart from any new investments, our present investors will increase their holdings sufficiently to meet our needs in this regard. The Property Reserve Funds of the various Estates are being steadily increased. The annual additions, it is true, are not in themselves large, but they are systematic and the accumulated amounts now stand at a total of £31,325 independent of our own Reserve Fund of £10,094. There are also balances carried forward by the societies amounting in all to £8,640. Strictly speaking there is a further reserve tending to strengthen the security of the capital, which is represented by the fact that very few, if any, of the properties are let at what may fairly be regarded as their full economic earning power, whilst all are let to a very good class of tenant. The Board decided not to pay an interim dividend for the year under review, but to wait and deal with this



matter for the whole year. This policy is practised by most of the societies in which we have investments, and I feel sure the shareholders will agree that the course was a reasonable one for us to take. On the whole, I think the shareholders will be satisfied that, notwithstanding the difficulties imposed by the war, our position is satisfactory, and that we can face the future with confidence."

The Bradford Corporation Health Committee who, it will be remembered, had recommended the building of ten garden suburbs on the hills outside Bradford, have passed a series of resolutions dealing with the proposals contained in the L.G.B. Circular of March 18th. The first resolution protests against the ambiguous nature of the proposals, and complains that no indication is given by the Government as to the basis upon which local authorities are to fix the rentals of the properties, and that it is impossible to frame any reliable estimate of the value of the properties at the valuation period, as this must inevitably depend on circumstances which cannot now be foreseen.

The second resolution states that the Government proposals afford absolutely no indication of the financial responsibility which will have to be borne ultimately by the local authority which undertakes a housing scheme, and asks that the Government be urged : (1) To fix a definite proportion of the cost of the scheme in respect of which they will make contributions either in the way of a capital sum or towards the annual charges ; and (2) to confer upon local authorities powers enabling them to acquire at reasonable prices any lands which may be needed for the purposes of housing schemes, and thus to relieve local authorities of the difficulties and financial burdens which will probably otherwise be encountered.

The third resolution recognizes that it is the duty of local authorities to carry through a programme of housing for the working classes, but says that it is felt that no local authority would be justified in undertaking the task on such uncertain terms as are now proposed.

It was also decided to send copies of these resolutions to the council of each county borough with a request that they shall pass similar resolutions.

Monsieur J. J. Caluwaers, the President of the Belgian Study Circles which have been meeting at the offices of the Association for the past three years, discussing problems of the reconstruction of Belgium, has resigned this position consequent upon his leaving England for France. We understand that M. Caluwaers has been appointed to undertake a special commission from His Majesty The King of the Belgians, who is desirous of providing accommodation for Belgian officers. M. Caluwaers, who is also Vice-President of the International Garden Cities and Town Planning Association, has made many friends in the movement in this country, and his departure will be generally regretted by them. His colleagues on the Study Circles Committee have also expressed their regret at his departure.

"The most skilful and reliable workers," says Mr. D. Milne Watson, managing director of the Gas Light and Coke Company, writing in the *World's Work* of the women employed by that company, "are usually found to be those who come from the small villa districts of London, particularly those east of the East End, while the slack and shiftless among them are generally the product of a tenement area. That is, I think, quite a striking argument in favour of housing reform, and the cultivation of the 'home sense' in our schools."



# THE INTERNATIONAL GARDEN CITIES AND TOWN PLANNING ASSOCIATION

THE Annual Meeting of the International Garden Cities and Town Planning Association was held at 3, Gray's Inn Place, on March 13th, Mr. G. Montagu Harris, Chairman of the Council, presided, and most of the English members were present.

The report presented by the Secretary stated that in view of the lessened resources of the Association and the undesirability of making any special appeal for funds at the present moment, an arrangement was come to with the British Garden Cities and Town Planning Association for carrying on the work of this Association with their present staff. A good deal of work has, however, still been done, particularly with America; both with Government Departments and with private individuals. There is hope of the American Government taking some steps towards the adoption of some of our principles in their own war-time housing, which is necessary in consequence of very congested conditions there. Suggestions have again been made that the Secretary should visit America to assist with this work. The Association had been represented during the past twelve months in the United States by Mr. J. H. Greenhalgh and by Mr. P. W. Wilson, both of whom have taken sets of lantern slides to America with the object of giving lectures and obtaining funds for the International Association. At the same time the American Council of National Defense had sent to this country Mr. F. D. Ackerman, who, after an exhaustive study of war-time housing conditions, had reported strongly in favour of garden city methods. Consequent upon the vote by the Department of the Seine of a sum of ten million francs towards the establishment of a belt of garden villages around Paris, there had been a great revival of interest in France. Arising directly out of the work of our Belgium Town Planning Committee and the Study Circles, there has been formed in Paris *L'Ecole Supérieure d'Art Public*, of which one of the former members of our Belgium Town Planning Committee is Director, another Secretary, and other members of the International Association are members, including M. Georges Risler, President of the Committee. M. Sellier, a member of our 1914 Congress, has recently taken the initiative in the formation by French co-operators of a Co-operative Housing Information Bureau. The Spanish Garden Cities Association still publishes its review, *Civitas*, and correspondence with Mr. Dimitri Protopopof, in Russia, was continuous until December, 1917. He was Vice-President of the Local Government Board under the Kerensky Government, and wrote frequently for literature. Mr. Barry Parker was still in San Paulo, where he went nearly two years ago, and was now engaged on a big scheme under garden city conditions for the Armour Meat Company. One of the latest inquiries was from the Government of Morocco, whence the Government's chief architect had written for information as to the establishment of Letchworth, types of cottages, lay-outs, etc. In co-operation with an American firm, a film of garden city life was being made, and this would be used extensively. Written lectures and sets of slides had been provided for a lecture programme in Holland and the Scandinavian countries. In Australia Mr. Reade was still acting as Town Planning Adviser to the South Australian Government, and during the year a very successful Town Planning Exhibition and Conference had taken place at



Adelaide, supported officially by the Commonwealth Government and the various State Governments. There had been a growth of the interest shown in India, where already several housing societies had been formed in affiliation. Many of the Indian princes and municipalities sent regularly for literature.

The statement of accounts showed the following figures :

## SUMMARY OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDING DEC. 31ST, 1917.

<i>Receipts.</i>				<i>Payments.</i>			
	£	s.	d.		£	s.	d.
To Cash at Bank, Jan. 1, 1917	3	6	5	By Payment to Garden Cities			
„ Cash in hand .. ..	3	10	0	and Town Planning			
„ Subscriptions .. ..	28	3	0	Association for services			
„ Donations from Belgium				of staff and use of offices,			
Town Planning C'ttee	48	10	11	etc. .. ..	100	0	0
„ Co-partnership Tenants Ltd.				„ Literature .. ..	10	15	0
(repayment of loan) ..	50	0	0	„ Sundry Expenses ..	0	7	10
„ Interest on Loan .. ..	5	16	1	„ Cash at Bank, Dec. 31st,			
„ Sale of Literature, etc. ..	0	2	0	1917 .. ..	25	3	5
				„ Cash in hand .. ..	3	2	2
	£139	8	5		£139	8	5

We hereby certify that we have examined the above account of receipts and payments with the pass-books, receipt books, and vouchers of the Association, and find it to be in accordance therewith.

11, Ironmonger Lane,  
London, E.C.  
January 29th, 1918.

W. B. PEAT & CO.,  
*Chartered Accountants,*  
*Honorary Auditors.*

Amount due to the Association, December 31st, 1917: £185 9s. 11d.

Monsieur J. J. Caluwaers, the Chairman of the Belgian Study Circles, expressed the thanks of himself and his colleagues for the continued help given them in their studies.

The report and statement of accounts were unanimously adopted.

Mr. Ebenezer Howard was unanimously elected President of the Association, on the motion of Mr. W. H. Draper, seconded by Mr. Caluwaers. Mr. G. Montagu Harris was unanimously elected Chairman of the Council. Mr. Frederick Litchfield was re-elected Treasurer, and the Executive Committee was asked to serve again.

The death was reported of Mr. Mulford Robinson, one of the American members. A resolution expressing the regret of the Association was ordered to be forwarded to Mrs. Robinson.



Co-partnership in housing is being much discussed in the United States just now. Recently the U.S. Government voted \$100,000,000 for housing war workers, of which \$50,000,000 has been allocated to the Labour Department Bureau of Housing and \$50,000,000 to the Shipping Board, and it is anticipated that about 30,000 houses will be built. The Committee on New Industrial Towns has issued a pamphlet, in which it is urged that careful consideration should be given to the disposal of these houses and that "the way be left clear for a trial of the English garden city co-partnership principle of operating the properties after the war, so that any unearned increment of land values may be conserved for the benefit of the workers."



# ANNUAL MEETING OF THE GARDEN CITIES AND TOWN PLANNING ASSOCIATION

THE Annual Meeting of the Garden Cities and Town Planning Association was held at 3, Gray's Inn Place, on March 13th. Mr. Cecil Harmsworth presided over a representative gathering of members.

In moving the adoption of the Report, Mr. Harmsworth said : " Before I come to more general considerations, I should like to refer to the irreparable loss this Association sustained during the past year in the death of Earl Grey. He was, as you know, one of the most influential supporters of our movement, a man of exquisite charm, of almost boyish enthusiasm, and a good friend indeed of all good causes. We have many powerful and influential friends still connected with this Association and this movement, but I am sure you will agree with me that our loss in the death of Earl Grey is one that has affected us very much and that we feel very deeply. As regards our work during the year, you have before you the Annual Report, and I think that considering the circumstances of these times, the great difficulty in which any kind of propaganda work is conducted, we have every reason to congratulate ourselves, and, with more modesty, even greater reason to congratulate our Secretary, on the achievements of the year. And it is not merely that, chiefly owing to his energy and his unselfish devotion to our work, we have been able to maintain our position during the year, but it is of great importance having regard to what I think must almost be said to be the enormous part an association such as ours and the movement it represents may play in the reconstruction after the war. It is to every one of us, I am sure, a matter of great gratification to have observed the progress that has been maintained at Letchworth. I think most of you know, and Mr. Howard knows too, that I have always regarded this movement as capable of two different extensions ; one, in the main direction that we must always bear in mind, which we ought never to forget, and to which we ought to devote the greater part of our energy—that is the extension in the way of Garden Cities pure and simple. But I have always held that there is another branch of work which is very well worth doing by such a society as this, and that is that the inevitable suburban extensions and the inevitable industrial villages shall be planned and built on the best possible lines. And during the year, among other undertakings in which we have been interested is a particularly interesting one at Avonmouth, where on a small scale, as it seems to me, Mr. Howard's ideals are being carried out, perhaps more effectively than is the case with most of the garden suburb and industrial garden village extensions. As I understand it, Avonmouth is virtually a new enterprise with a new population, and I am glad to observe, from Mr. Culpin's account of it, that there is a possibility there of that rural belt on which Mr. Howard so rightly, as I think, lays so much stress. That is to say, if this scheme is followed according to its present plans, we shall have, as I say, in miniature, something that does approach the high ideal that animated Mr. Howard in establishing the first Garden City. Another very important piece of work associated with this society is that of the Thames-side Committee. I express my own thoughts, and I am sure those of everybody present, when I say that we owe our best thanks to that Committee for devoting a great part of their spare time to an examination of this most important problem



and for presenting a report which, I do not know exactly when, but at a short date, will be printed in the magazine of the Association. Then Mr. Culpin and his staff, his exiguous staff, being, as they are always, gluttons for work, have taken on virtually the whole of the work of the International Association, and they have continued, in conference with our Belgian friends, to promote the movement so far as the reconstruction of Belgium is concerned. I am only skimming over the work of the Association. You will find on page 3 of the Report the usual table referring to the correspondence, to the applications for information, to the circulation of literature, to lectures, to the distribution of lantern slides, and to our work in connection with Public Utility Societies—activities which occupy a very small space in our Report, but which, of course, represent an enormous amount of hard work and unremitting exertion on the part of Mr. Culpin and those who are associated with him in the active business of our society. A very pleasing incident of the year has been the resolution of thanks that this Association has received from a Conference in Adelaide, assembled from the various States of the Commonwealth of Australia. The terms of that resolution you will find also on the third page of the Report. In connection with Australasia and the work that Mr. Reade has been doing there, we have, I think, special reason to congratulate ourselves. I am not sure that, at the moment, there is any other item in the Report upon which I can with advantage dwell, except this—that our finances are tolerably sound. Many members will remember that some two or three years ago we were greatly perturbed about the financial position of this Association, but here again, at a time when there are so many demands on everybody who has any money to spend on philanthropic objects or to invest in State loans, we continue to maintain what we must regard as a satisfactory financial position. I should not go so far as to say that our Hon. Treasurer is not anxious to receive larger and more abundant contributions if any are forthcoming, but the position on the whole is satisfactory. It is far more satisfactory than at the period to which I have referred. I trust, however, that the members present will neither relax their own efforts in maintaining the financial stability of this Association, nor their efforts to secure new and active members. And in that connection I might be permitted to say this: this Association wants new blood, new and active recruits. My experience of public work is that wherever you go, in whatever connection you find yourself in public or philanthropic work, it is very largely the same people who are interested in it and are giving the best of their exertion to it. The number of people in this vast community of ours who actively engage themselves in work such as that which interests us here, is extremely limited. I should like to see brought into this Association a larger number of influential men and women belonging to the different classes of political thought. Not because they are politicians, because we are fortunate in this respect, that we have been able to keep ourselves quite clear of any sort of party politics since we came into existence. I am not thinking of these people as party politicians at all; I am thinking of them as public people, people of influence, people who can make our propaganda effective. I was saying only the other evening to Mr. Howard, that I thought it would be an invaluable thing if we could enlist the active sympathy of this great new Labour Party which is forming itself in our midst. I ventured to say to him, not in any spirit of disparagement or of controversy, that in the ten years that I have been in the House of Commons I have rarely heard a Labour member addressing himself to such a subject as that which interests us, with anything approaching full consideration and knowledge—very rarely. But here are men full of public spirit who, if they but knew and understood the objects that we have in view, would be, I am sure, among our best and most powerful friends. And so again with the other political parties.



But whether people are known to be politicians or not—and here we do not know one another's politics, and do not want to—the people I mean are people who can exercise large public influence. And it must be said that after the many years we have now been in existence—and if we take the trouble to think of the gatherings that assembled here, or, in more favourable times, in larger places of meeting—they are assemblies of our old friends, and very rarely do we find new and active recruits among them. I should like, if I might, to press that point and to suggest that we should each and every one of us do our best to enlarge the personnel of the society and to bring into it as many people of influence and public spirit as we can find. I have the very greatest pleasure in moving this Report, which I think reflects great credit on Mr. Culpin and his staff, on the Executive Committee, and on all the active workers in connection with this Association. And, as I said at the beginning, I trust that we shall see to it that this society is maintained at the top pitch of efficiency, because if its work has been important in the past there can be little doubt in the mind of any one of us that its work should be, must be, far more important in the future.” (Applause.)

The motion was seconded by Mr. Frederick Litchfield, who commented upon the satisfactory position. In view, however, of additional assistance for the Secretary, it was necessary to get in more funds and to introduce new blood into the movement.

Mrs. Branford said there was one matter almost important enough to bring into the Report, and that was the pronouncement of the Local Government Board in favour of building only twelve houses to the acre. That was a great triumph for the Association, and a testimony to the value of its work.

Mr. G. Montagu Harris, in introducing the subject of “The Garden City as an Element in Reconstruction,” said housing was one of the most important of reconstruction problems. Not only was there an enormous need for houses, but the war had brought about conditions involving an alteration in the circumstances under which people wished to be housed and industries would be accommodated. If our great cities had suffered as had Louvain and Ypres, no one would suggest building them up again precisely as they were, stone upon stone and brick upon brick, and with their slums in their former condition. Why should we not go further than that and take a larger view?—think not merely in terms of bricks and mortar, but what it means to the whole life of the nation to have its people properly housed. The principles of the Association should inspire this new movement.

The war had, among other things, created bigger ideas and given a readiness to take a larger point of view in realizing our mutual social responsibilities. There was a new spirit abroad in education, which was closely allied with our movement. And in a matter as practical as roads; there was a movement to treat roads from the national standpoint instead of the local. That would affect both new towns and existing towns. There was a new spirit in agriculture, and the improvement of agricultural conditions would continue so that the industry was made much sounder than it had been of late years. But agriculture could not be carried on on the old lines. With the revival of education, you could not expect that a large proportion of the population would live in surroundings in which they had little intercourse with their fellows and little chance of developing their intelligence. Therefore, Mr. Howard's scheme of linking together the town and country must appeal to those looking forward to the development of agriculture.

With all these ideals working among the general public, there would be a much larger sympathy with the ideal Garden City principle—the whole garden city, and nothing but the garden city in its complete form. There was now the opportunity to press this upon the country. Thanks to Mr. Howard's great work, there was the



concrete example of Letchworth, and there were few people in the county to whom the phrase "garden city" did not mean something definite. It might mean something absolutely wrong, but it was something that they knew the phrase, and it was the business of the Association to teach what it really means. A vast number of houses have to be built, and there would be a good deal of Government support. Could anybody think it desirable that these houses should only be built by adding to the towns existing, thus perpetuating and, to a certain extent, increasing the evils we have been fighting? With this great opportunity, why not deal with it as a whole and start a number of garden cities all over the country? Such a propaganda to bring the matter before the whole of the people of the country would, he believed, in spite of the great difficulties, enable quite a large amount of capital to be found. He read the other day in an article in *The Times*, on William Morris, the following suggestion :

"There are single powerful capitalists who know this joy of creation, who are benevolent despots, and yet are suspect to the poor because of their great power. But it never enters the head of the smaller investor that he, too, might create instead of merely investing ; that, instead of being a shareholder in a limited liability company, he might be one of a creative fellowship, not merely earning dividends but transforming cities, exalting things of use into things of beauty, giving to himself and to mankind work worth doing for its own sake, work in which all the obsolete conflicts of rich and poor could be forgotten in a commonwealth. That is the vision of peace which our sacrifices in the war may earn for us."

If that could be brought to greater notice, they might secure the necessary capital for building the garden cities we need. The example of Letchworth must be preached and must be followed. And one of the remarkable things about it was, even to the extent to which Letchworth had not been entirely successful, in that very unsuccessful it was a proof of the rightness of Mr. Howard's principles.

A new book which had just come out, *New Towns After the War*, was perhaps the most important argument for garden cities which had appeared since Mr. Howard's own book. It pointed out the way to carrying out the object he had suggested, and he hoped the Association would be able to forward the objects set out. From that book he would make one quotation, because it laid down in a few words the main principle of Mr. Howard's teachings, which they wanted to impress upon the country at the present time :

"(a) A town should be of a population large enough to allow of efficient industrial organization and full social activity ; but no larger. The urban area should be limited to a size requisite to house this population well, and should be surrounded by a zone of open land large enough to possess a distinctively rural and agricultural character.

"(b) The whole of the land, including the urban area and the rural zone, should be owned and administered in the interest of the local community."

It was most desirable that the Association should take the matter in hand, support this book, and start on the crusade. He did not suggest that they should drop any of the work they were now doing. Some time ago there was a contest of opinion as to whether the Association should confine itself entirely to the complete principle of the garden city or should assist in the development of garden suburbs and other work, which the Chairman had alluded to. It was felt that the Association should



take up these other activities, and he believed that was the right course, because an enormous amount of valuable work had been done. The way in which the Association was now being consulted and the practical outcome in the formation of communities upon a right basis, shows what could be done in that respect. The new work coming was so big that possibly a special propaganda and a special organization might be set on foot within the Association to carry it into effect.

He had one practical suggestion to make. The President of the Local Government Board was constantly urging the desirability of having conferences in each county as to the housing required in that county, and he had stated definitely that the County Councils were to be given much larger powers. It was most desirable that the Association should get into touch with the Local Government Board and try to get such conferences held in each county, so that the complete garden city idea could be pressed there. A rural district could not build a garden city, but there was not the slightest reason why a County Council should not do so. If the needs of the county were considered as a whole instead of houses being built in a number of different districts, something might be done by concentrating all the building on one convenient spot, which might be turned into a genuine garden city, with the whole of Mr. Howard's principles carried out. If one such arrangement could be made in every county, it would mean an enormous advance in housing the people of England on better lines. It was a tremendous opportunity, and Mr. Howard might yet have the further happiness of seeing all over the country his fancy carried into solid fact for the benefit of the population at large.

He moved the following resolution :

“ That this annual meeting is in favour of a special propaganda being started throughout the country with a view to impressing upon local authorities and other bodies the importance of applying the complete garden city principles to the schemes of reconstruction which are to be undertaken after the war.”

In seconding the resolution, Mr. Ebenezer Howard said that only on the basis of the garden city itself could the real needs of modern life be met. Lord Rosebery, recalling Cobbett's words, that London was a wen, said, “ If it was a wen, then what is it now ? A tumour, an elephantiasis, sucking into its grip the life and the blood and the bone of the rural districts.” Any attempt to add to London was a great mistake. He believed in the regeneration of London and that the beautiful garden suburb of Hampstead would form part of a group of new towns. They must devote more energy to the larger idea.

Mr. C. B. Purdom said the garden city idea included more than housing : it included town planning, industry, and agriculture. There was no real conflict between the garden city idea and the garden suburb idea ; the conflict was between the scientific view of the town and the absence of a general view.

Mr. W. O. Blott remarked that the reorganization of the villages was one of the most crying needs of the country, and he hoped the propaganda would include that.

Mrs. Branford said if they were going to reach on a large scale investors to invest capital in these schemes, it would be worth while to consider very carefully what she called the development of methods of social finance. She realized very strongly that what held back the development of many such schemes was simply that people would not invest money when they knew there was no possibility of withdrawing it, however much they might need the money at a future time. There was a class who invested largely with a view to increasing their capital ; they were ruled out. But there was another large number, and she believed a quite indefinitely large class,



who wanted to get a safe and moderate return on their money and at the same time, if the need arose, they wanted to feel they could withdraw. Such a scheme as the Letchworth Garden City would have appealed to a very much larger class of people, and would have been a paying concern at an early date, if it had been possible to work it in some way which would allow for a certain proportion of the capital being paid out, if required, every year. This would have to be limited to possibly a tenth—it would have to be thought out. What they had to do was to think out some method by which they could get money invested in these societies and allow people an opportunity of withdrawing it. The kind of investor she had in mind would not, without particular reason, withdraw. It would not be difficult to arrange, and if people felt they could withdraw, possibly ten people would invest where only one invested now, and they would invest thousands instead of hundreds.

Mr. R. O. Smith urged that while they were keen on their new towns, they must not neglect the manner in which existing towns were growing. Towns would grow, and their influence must be used to see that, as far as possible, their principles were adopted in that growth. He thought it would be well to organize a conference with the new Labour Party in view of their recent resolutions.

Mr. W. H. Draper said each county might not want new towns, but there were actually springing up in different parts of the country new towns which would be rendered all the more possible by reason of what this Association had done. They would do well to consider and to emphasize as energetically as they could the idea that it was the creation of separate new towns, where the site could be got at agricultural price, and the creation of separate new villages in rural districts which would assist food production, and the creation of even a *garden* suburb would not do this.

Mr. Alderman Bennett said they must not forget that there was a real value in the history and the tradition of a town. They could build a new town, but if they were entirely apart from everything else they were severed from history. He was not against the idea of new cities, which was such a fundamental part of the Association's work, but he did say they must continue to make their old towns as beautiful as possible.

The resolution was unanimously adopted.



The following officers were elected :

*President*—THE MARQUIS OF SALISBURY, G.C.V.O.

*Chairman of Council*—CECIL HARMSWORTH, M.P.

*Chairman of Executive*—JOHN E. CHAMPNEY.

*Hon. Solicitor*—HERBERT WARREN.

*Hon. Auditors*—W. B. PEAT & CO.

*Vice-Presidents*—

PERCY ALDEN, M.P.  
DR. TEMPEST ANDERSON.  
MRS. S. A. BARNETT, C.B.E.  
THE RIGHT HON. EARL BRASSEY.  
GEORGE CADBURY, J.P.  
THE ARCHBISHOP OF CANTERBURY.  
THE RT. HON. LORD CHARNWOOD.  
J. FARQUHARSON, A.R.A.  
SAMUEL GARDNER.  
PROF. PATRICK GEDDES.  
THE RIGHT HON. EARL GREY.  
SIR H. RIDER HAGGARD.  
VISCOUNT HAMBLEMEN.  
CECIL HARMSWORTH, M.P.  
HENRY B. HARRIS.  
JOHN HASSALL, R.I.

SIR ANTHONY HAWKINS.  
HENRY HOLIDAY.  
VICE-CHANCELLOR HOPKINSON.  
C. H. ST. JOHN HORNBY.  
T. H. W. IDRIS.  
LORD LEVERHULME.  
THE BISHOP OF LONDON.  
PROF. ALFRED MARSHALL.  
THE RT. HON. THE EARL OF MEATH.  
EDWARD R. P. MOON.  
JOHN S. NETTLEFOLD.  
THE HON. SIR RALPH NEVILLE.  
THE RT. HON. VISCOUNT NORTHCLIFFE.  
THE BISHOP OF NORWICH.  
MAJOR-GEN. OWEN JONES, C.B.  
SIR HORACE PLUNKETT.

SIR GILBERT PARKER, M.P. BART.  
THE BISHOP OF RIPON.  
T. P. RITZEMA, J.P.  
THE RT. HON. LORD ROTHERMERE.  
JOSEPH ROWNTREE.  
SIR ALBERT SPICER, M.P., BART.  
HENRY VIVIAN, J.P.  
SIR ASTON WEBB, R.A.  
RICHARD WHITEING.  
ANEURIN WILLIAMS, M.P.  
HENRY J. WILSON.  
THE BISHOP OF WAKEFIELD.  
THE BISHOP OF WINCHESTER.  
SIR RICHARD WINFREY, M.P.  
PROF. SIMS WOODHEAD.  
THE DEAN OF WORCESTER.

### COUNCIL.

*Chairman*—CECIL HARMSWORTH, M.P.\*

†H. E. K. ADAMS.  
PROF. S. D. ADSHEAD.  
E. G. ALLEN, F.R.I.B.A.  
CAPT. H. COLIN ALLEN.  
G. J. ARROW.  
†J. H. BARLOW.  
\*MISS ISABEL BASNETT.  
ERNEST BEVIN.  
W. O. BLOTT.  
†MRS. VICTOR BRANFORD.  
\*J. E. CHAMPNEY.  
E. J. COOPER.  
\*HAROLD CRASKE.  
\*ARTHUR CROW, F.R.I.B.A.  
\*W. R. DAVIDGE, F.S.I.,  
A.R.I.B.A., M.I.C.E.  
\*WARWICK H. DRAPER, M.A.  
LIEUT.-COL. FRANCIS E.  
FREMANTLE, F.R.C.S.

†RIGHT HON. EARL FERRERS.  
MRS. SAUNDERSON FURNISS.  
W. H. GAUNT.  
†\*BERNARD GIBSON, M.A.  
G. P. GOOCH.  
J. H. GREENHALGH.  
G. MONTAGU HARRIS, M.A.  
\*MISS M. E. HARRIS BROWNE.  
\*EBENEZER HOWARD.  
\*CHALTON HUBBARD.  
†WILLIAM HUTCHINGS.  
H. CLAPHAM LANDER,  
F.R.I.B.A.  
\*F. LITCHFIELD.  
T. ALWYN LLOYD, LIC. R.I.B.A.  
†P. R. MARRISON.  
MAJOR R. O. MOON, M.D.  
†DAVID BARCLAY NIVEN,  
F.R.I.B.A.

BARRY PARKER, F.R.I.B.A.  
GEORGE L. PEPLER, F.S.I.  
\*C. B. PURDOM.  
\*CAPTAIN R. L. REISS.  
FRED ROWNTREE, F.R.I.B.A.  
†J. F. ROXBURGH.  
R. O. SMITH.  
J. C. SOUTAR, F.R.I.B.A.  
†D. LLEUFER THOMAS.  
F. L. THOMPSON, B.Sc.,  
A.M.I.C.E.  
\*MRS. DOROTHY THURTLÉ.  
RAYMOND UNWIN, F.R.I.B.A.  
MISS K. C. VINE.  
\*HERBERT WARREN, B.A.  
ANEURIN WILLIAMS, M.P.  
GLYNNE WILLIAMS.  
\*G. W. YOUNG.

\* *Executive Committee.*

† *Representative Member.*



## ANNUAL REPORT, 1917

THE results of the year's work are such as to give satisfaction in every branch of the Association's undertakings. There has been a continuous expansion of the scope of work, and in its main lines it has been largely of a practical nature, and to the pleasure of a lengthy programme of things attempted is added the gratification of things done.

## PROGRESS AT LETCHWORTH

Again reference has to be made to the satisfactory growth of the first Garden City of Letchworth. The gross profits for the year amounted to £21,212, of which £13,208 6s. 10d. was paid in interest on loans and debentures, and dividend on preference shares. £2,000 was carried to reserve, and £6,003 17s. 3d., being net profit, was transferred to the Balance Sheet, making a total amount of £25,202 13s. 9d. Following their previous policy, the Directors have decided not to pay any dividend during war time.

There has been still further increase on the industrial side of the town, and the increased growth of industries has created a serious shortage of cottage accommodation.

The population having increased to approximately twelve thousand people, Letchworth is one of the largest towns in the county of Hertford, and application has been made to the County Council for the granting of urban powers.

## GARDEN SUBURBS

Reference has previously been made to the difficulties experienced by Public Utility Societies during war time, largely in consequence of the fact that in order to reduce rents to the lowest limit, the charge upon tenants for sinking fund was only about half of the amount actually paid in repayment of instalments of principal advanced on mortgage, the difference being normally provided for by the constant influx of new money from investments. This having ceased, it might have been expected that serious results would accrue. It is satisfactory, however, to report that not one of the established societies has been unable to meet its obligations, and the policy of careful financing has been entirely justified. Some societies, even under the difficulties imposed by building restrictions, have been able to contribute substantially to the comparatively small number of houses that has been erected for war purposes.

## PUBLIC UTILITY SOCIETIES COMMITTEE

The work of the Central Committee of Public Utility Societies has continued very successfully. There are now seventy-three affiliated, and during the year these have been engaged on the consideration of an after-war building policy. With a shortage of about half a million cottages in the country, it is obvious that the experience gained by societies of Public Utility will be of immense value to the nation, and it seems likely that in the future these societies may be still more largely used by the Government.

The Committee being asked to state conditions upon which Public Utility Societies would be willing to build immediately after the war, before prices resume the normal, a series of proposals was drawn up, and after being approved by the societies, was submitted, in May, to Lord Rhondda by an influential deputation introduced by Major David Davies, M.P. Later in the year similar points were urged upon the Ministry of Reconstruction. On both occasions there was a very sympathetic hearing of the case presented.

In order to advise the President of the Local Government Board upon the many difficulties surrounding the housing question, an Advisory Conference was set up by Lord Rhondda, at whose invitation the Secretary became one of the members. This Committee is still continuing its work.

## THE GARDEN CITY: AN ELEMENT OF RECONSTRUCTION.

The programme of work for 1917 adopted at the first meeting of the Executive Committee in the year included the laying of emphasis on the greater question of the Garden City and the possibilities of extended propaganda on behalf of more Garden Cities. Advantage has been taken of opportunities to impress upon Government Departments the importance of regard being had to the potentialities of the Garden City scheme in considering the reconstitution of agriculture and the setting up of new industries. With an awakened national conscience on the question of the treatment of rural problems, of education generally, and of the housing problem, and the recognition too of the claims of labour, the importance of the Garden City proposition cannot be overestimated. It is hoped that the Association will be able to direct serious public attention to the possibilities while the great question of reconstruction is occupying so large a place in the public eye.



## DEVELOPMENT ADVISORY DEPARTMENT

The increasing demands for definite advice and assistance in the preparation of Garden Village and Garden Suburb schemes necessitated early in the year definite attention being given to this increasingly important part of the work, and it was decided to engage additional staff to enable the demands to be met. The Association's staff is now doing excellent work in various parts of the country. In East Anglia, the Midlands, the Home Counties, the West of England, and the South, definite housing schemes have been set on foot, and in some instances co-partnership societies have been started, land has been taken, and housing has commenced.

The Secretary is doing work which is not done by anybody else, which conflicts with none of the professions, and which is welcomed by architects and others as a necessary preliminary to their work.

## THAMES-SIDE HOUSING AND DEVELOPMENT

The Thames-side Housing and Development Committee, brought into existence at the end of the previous year, has met several times. Its final report was submitted to the Executive Committee in December last, and this will shortly be published in GARDEN CITIES AND TOWN PLANNING.

The Association desire to call the earnest attention of all members to this report. Drawn up by acknowledged leaders in their different branches of work, it will command diligent study, and as dealing with one of the most serious problems which confront Greater London to-day, it may be hoped that the suggestions therein contained will be carried out.

## OVER-SEAS WORK

During the year the entire work of the International Association and of the Belgium Town Planning Committee has been absorbed by the Association, which is now responsible, for the time being, for the whole of their programmes.

The Belgian Study Circles have met at least weekly during the year, with results which are best expressed in the following letter received by the Secretary at the end of 1917 from Monsieur Caluwaers, the President of the Study Circles :

“ With all my heart I wish you all possible happiness, and I say thank you for all the benevolent sympathy that you have so untiringly shown us.

“ I also wish prosperity and growing influence to the International Garden City and Town Planning Association, and I cannot doubt that the salutary principles which are the basis of this Association will find full scope in the new centres which must be made in your beautiful country so as to assure to your splendid soldiers and sailors who have devoted themselves so heroically to the cause of humanity and who come back unfit to take up their former professions because of their glorious wounds received on the field of battle, everything for a new life of comfort and well-being. . . .

“ I will end with one more wish : I hope that the creation of new cities will stimulate a great emulation among architects (it should be especially the ‘ young ’) and bring about what seems to me only logical, namely, the birth of a ‘ new style ’ which will shed a new lustre on the architectural art of Great Britain.”

Mr. Charles C. Reade, Town Planning Adviser to the South Australian Government, has carried on his work, and a gratifying link with the Association is indicated in the following letter, which has been received by Mr. Cecil Harmsworth, the Chairman of the Council :

“ The first Australian Town Planning Conference and Exhibition, comprising some 290 delegates, presided over by the Hon. J. D. Fitzgerald, M.L.C. (Minister for Local Government and Public Health, N.S.W.), sitting in session in Adelaide from October 17th to 24th, 1917, and representing a most influential gathering of representatives of Government Departments, Local Authorities, professional bodies and others assembled from the States of the Commonwealth of Australia, unanimously passed a resolution as follows :

“ ‘ That the Australian Town Planning Conference and Exhibition place on record its thanks to the Garden Cities and Town Planning Association of Great Britain for its splendid achievement in arranging for the Australasian Town Planning Tour of 1914-15.’

“ This resolution may be taken as voicing the feelings and appreciation of one of the most influential gatherings associated with town and city government held in Australia, some of the delegates to which travelled over 3,000 miles.”



For America a good deal has been done. The problem of housing the munition worker, which has become so acute in our own country, has assumed large proportions on the other side of the Atlantic. A special Inquiry was ordered by the Council of National Defence, and the Association has been able materially to assist the inquiry. A considerable number of plans, photographs, and a mass of details have been forwarded to America, and the publication of these has, it is stated, done a good deal to assist in the solution of the difficulty.

## GENERAL WORK

Our yearly record shows the following amount of correspondence dealt with, and the country of origin :

				British.		Colonial.		American.		Foreign.
General Information	..	..	..	2,421	..	82	..	188	..	66
Special	..	..	..	359	..	4	..	15	..	2
Literature	..	..	..	268	..	16	..	63	..	18
Magazine	..	..	..	133	..	2	..	9	..	2
Lantern Slides	..	..	..	51	..	4	..	2	..	4
Lectures	..	..	..	122	..	—	..	2	..	—
Belgium	..	..	..	52	..	—	..	5	..	6
Public Utility Societies	..	..	..	227	..	—	..	—	..	—
				<hr/> 3,633 <hr/>	..	<hr/> 108 <hr/>	..	<hr/> 284 <hr/>	..	<hr/> 98 <hr/>

## OBITUARY

The Association regret to record the death during the year of the Right Hon. The Earl Grey, one of the early members of the Association, who presided at the opening of Letchworth, and has throughout been a devoted supporter, especially, during late years, of co-partnership in housing.

## FINANCE

The expenditure of the Association has increased very largely during the year, and with a view to meeting this the Finance Committee made special endeavours to secure additional income.

Anxiety on account of subscriptions reduced and suspended on account of the war was largely removed by the very generous action of two members of the Council, whose individual gifts amounted to nearly £400 during the year. The necessity for still further increasing the number of members will be clearly apparent, however, and it is hoped that the amount of work which has been done will receive recognition by a substantial increase in membership.

## RURAL ORGANIZATION

The Rural Organization Council, which the Association was instrumental in helping to form last year as a result of its informal work in connection with settlements for discharged sailors and soldiers, came into active existence at the beginning of the year. Two useful Conferences have been held, dealing largely with rural amenities and rural education, of which a special and full Report has just been published by Messrs. Headley Bros. Publishers Ltd., Oxford Street, London, W., at 1s. net.

## SETTLEMENTS OF SAILORS AND SOLDIERS.

The work for providing settlements for discharged sailors and soldiers is taking definite shape, and the Association is watching with sympathetic interest the efforts with which some of its members are connected to provide a settlement for disabled ex-service men. At the same time the Association considers that much more should be done by the State to carry out the recommendations of the Departmental Committee. The 6,000 acres provided under the Act do not, in the Association's opinion, touch the fringe of the subject, and serve only to accentuate the glaring difference between promise and achievement.



# GARDEN CITIES AND TOWN PLANNING ASSOCIATION

SUMMARY OF RECEIPTS AND PAYMENTS FOR THE YEAR ENDING DECEMBER 31ST, 1917.

RECEIPTS.		PAYMENTS.	
	£ s. d.		£ s. d.
To Balance at bank, January 1st, 1917	.. .. 57 2 0	By Office salaries	.. .. 651 8 6
„ Cash in hand at January 1st, 1917	.. .. 15 0 0	„ Development Advisory Department, proportion of Salaries and other expenses	.. .. 259 18 4
„ Subscriptions	.. .. 655 3 6	„ Postages and telephone	.. .. 47 3 11
„ Donations	.. .. 323 17 0	„ Magazine, printing, etc.	.. .. 86 3 5
„ Magazine sales, advertisements, etc.	.. .. 93 6 7	„ Rent, lighting, heating, etc.	.. .. 141 0 8
„ Literature sales	.. .. 91 4 1	„ Lectures, meetings, etc.	.. .. 22 19 3
„ Lectures, meetings, etc.	.. .. 6 18 0	„ Literature	.. .. 41 18 4
„ Amount received from the International Garden Cities and Town Planning Association for use of offices, staff, etc., in 1917	.. .. 100 0 0	„ Printing and stationery	.. .. 40 5 7
„ Amount received from the Rural Organization Council for services of Secretary and staff, etc., in 1917	.. .. 50 13 9	„ Subscription to International Garden Cities and Town Planning Association	.. .. 25 0 0
„ Sale of waste paper	.. .. 22 15 0	„ Donation to the Rural Organization Council	.. .. 10 0 0
„ Fees received by Development Advisory Department	.. .. 239 14 10	„ Amounts deposited on Loan with the Co-partnership Tenants Ltd.	.. .. 350 0 0
„ Sundry receipts	.. .. 9 5 11	„ Office expenses	.. .. 13 8 6
„ Balance overdrawn at Bank	.. .. 40 11 3	„ Sundries	.. .. 0 16 1
		„ Bank charges	.. .. 0 9 4
		„ Cash in hand, December 31st, 1917	.. .. 15 0 0
	<u>£1,705 11 11</u>		<u>£1,705 11 11</u>

We hereby certify that we have examined the above account of receipts and payments with the pass book, receipt books and vouchers of the Association and find it to be in accordance therewith.

11, Ironmonger Lane, London, E.C.  
29th January, 1918.

W. B. PEAT & CO.,  
Chartered Accountants,  
Honorary Auditors.

	£ s. d.
Amounts owed by Association, December 31st, 1917	.. .. 10 0 0
Amounts due to Association, December 31st, 1917	.. .. 58 14 5
Amount deposited on loan with Co-partnership Tenants Ltd., at 4½ per cent. per annum	.. .. 550 0 0
32 Ordinary Shares in the First Garden City Ltd., Letchworth, at par	.. .. 160 0 0



# A GARDEN CITY FOR SCOTLAND

IN his recent book, *Garden Cities and Canals*, Mr. J. S. Nettlefold shows how the development of our inland waterways would render feasible the creation of further garden cities, pointing out not only that this would be advantageous to the race, but that it could be done without any loss to the State or any permanent injury to existing interests. That was before the war, and every argument which Mr. Nettlefold used has become doubly emphasized through the conditions of finance, of industry, and of housing which will face us on the conclusion of hostilities. Mr. Nettlefold foresaw that such enterprise must necessarily be promoted by the State and that is the line of argument adopted by the authors of *New Towns*, a full review of which will appear in these pages, and also by Captain George S. C. Swinton, the author of one of the latest concrete proposals to this end. It is interesting now to quote what Mr. Nettlefold wrote in the early days of 1914 :

“Garden City, Letchworth, would have been developed more quickly, and therefore more cheaply, if sufficient capital had been available when required. Municipal house building schemes, on the other hand, are never delayed for lack of capital in spite of the fact that they nearly always provide twenty or more houses per acre. The Government lends public bodies all they need at a very low rate of interest with long periods for repayment. Surely the time has come when it is in the best interests of the nation for Government to give more liberal financial support to private enterprise on garden city lines. Without this State aid progress must of necessity be very slow in the erection of new centres of industry. With a special Government department for land and housing reform, endowed with powers to give adequate financial support to sound schemes (subject, of course, to certain safeguards), and possessed of sufficient knowledge and interest in the subject, great things might be achieved on lines that are no longer merely theoretical. Very large amounts of State money are lent every year for the development of existing towns in the old way, under which national physique and stamina are gradually deteriorating. Surely it would be much wiser to lend some of this money for rational schemes of town development on sites that are not yet spoilt, instead of allowing it all to be spent, or rather wasted, on work that brings no good to anyone but the land jobbers and slum owners. As things are to-day there are not nearly enough garden cities or garden suburbs to receive the people who want to live there, and all that many can do is to leave the slum for the jerry-built suburb. Surely the time has come for Government to step in and by adequate and judicial financial support of respectable private enterprise give the people what they want and what they have a right to expect, that is, sufficient room to live decent, healthy and cheerful lives.

“The erection of new towns is no mere idle dream, it is a practical and thoroughly sound business proposition. One experiment has been made and brought to a successful issue in spite of the immense difficulties always inseparable from pioneer work, and without any assistance from Government. Financial State aid is wanted for schemes of this sort, but that is not enough. Towns depend on trade, and it is only by giving facilities for trade that new centres of industry can spring up.”

At a meeting of the Garden Cities and Town Planning Association on March 27th, Captain Swinton outlined a scheme for the provision of a new garden city in Scotland, to be constructed in connection with a proposed Forth and Clyde ship canal,



urging many of the points made by Mr. Nettlefold for the extension of canal traffic, which so successfully enabled Continental nations to compete in England with British manufacturers.

Captain Swinton held that a water connection between the Forth and Clyde, a small thing compared with Suez or Panama, would be an enormous saving in expense and would open a new avenue of commerce for our shipping and be of great strategical value to our Navy. He mentioned two suggested routes ; one passing from the Forth into Loch Lomond, out into Loch Long and the open sea, and the other following the Bonny and Kelvin rivers into the Clyde. He expressed no preference for either scheme, but obviously the former would give the greater opportunity for carrying out his proposals. Its cost is estimated to be thirty-three million pounds as against fifty-five for the other, and the bulk of this expenditure would be for labour. He urged, therefore, that this would be an excellent outlet for labour demobilized from the Army, as at least one hundred thousand men could be put on the work immediately. But more important was his argument in favour of the provision, in connection with this scheme, of a complete industrial Garden City. The Scottish Housing Committee reports that 230,000 houses are required in Scotland, 100,000 of them in the very neighbourhood which the canal would follow, and he pleaded earnestly for the establishment of new towns, where the blight of congestion, bad housing, and bad environment should not be known. The demand for improved conditions of industry and the awakening to a necessity for a revived agriculture opens the way to the creation of new garden cities. The new canal, deep enough to take the biggest ships of the world, would open up unequalled new industrial districts, at one-tenth of the cost of existing facilities, and there would be the opportunity for a real town plan and the building of a real garden city, a model of what town architecture should be, embracing the advantages of the countryside, but still in harmony with life and throbbing with energy, and through it eastward and westward would pass the greatest ships of the world bringing the nations' merchandise. For this to be successful, the State must itself undertake the work, and by securing sufficient ground in addition to the through canal route, recoup itself for a large amount of the initial expense.

At the close of the address, the Chairman, Mr. J. E. Champney, warmly thanked Captain Swinton, and it was decided that the subject be considered by the appropriate Committee.



## BOOKS TO READ

We repeat the offer made to keep advised any who may desire it of all literature as issued, together with recommendations, and we are prepared to collect and forward this to subscribers who desire to take advantage of this service. Several municipalities and libraries have decided to secure all good literature issued, and we can recommend this course to those who are not able to keep touch with the publishing world, but are anxious not to lose any valuable material which may be available.

JOHN NOLEN.—*Industrial Housing*. This is a useful 16-page pamphlet, containing six typical plans for industrial villages in the United States. It makes a special appeal to employers on the ground that good planning applied to industrial housing pays, and urges that employers and employees should co-operate in a social and democratic way to create attractive local communities.



*The Housing of the Working Classes Acts, 1890-1909.* Memorandum for use of Local Authorities, issued by the Local Government Board. (*H.M. Stationery Office. 6d. net.*)

THE object of the Memorandum is said to be the summarizing of the Local Government Board's views with regard to the provision and arrangement of working class houses. Our readers will remember that a previous Memorandum on the same subject was published by the Board early in 1913, and this has been in frequent use by local authorities.

In this new Memorandum, there are a number of very useful notes, both general and technical, for the use of local authorities who are considering after-war housing schemes, and, in addition, twelve typical plans are provided at the end of the book, which will be referred to later.

The tendency of the notes and the plans is rather to stereotype the kind of development which has characterized housing activity in the past, and one looks in vain for much inspiration as to modern site or cottage planning. Building in rows, though curtailed, is still referred to as if it were to be the normal method after the war. There is an inconclusive recommendation that "as a rule the number of houses in a continuous row shall not exceed eight or ten." Ten houses in a row is, of course, a considerable improvement on the older models of municipal schemes, but it is still a long way behind the standard already general before the war in garden villages, where houses in blocks of more than four were unusual.

It appears to us that there is too much indefiniteness in these suggestions to local authorities. Twelve houses to the acre is hinted at as being "desirable," but there is no strong lead given on this or any other vital principle. We would have wished that the Local Government Board had definitely laid it down as a *sine qua non* of all future housing schemes that the sites must form part of a town planned area and that public money would not be advanced in cases where there were more than, say, twelve houses to the acre.

The only reference to the Housing and Town Planning Act of 1909 is in connection with a suggestion that where landowners are willing to provide land for housing purposes at a "nominal price," local authorities should promptly avail themselves of it.

Forecourts are also said to be desirable—"so as to allow small gardens between the houses and the street." Back streets, for the removal of refuse and so on, "may be necessary," and the Board go so far as to say that if they are not properly controlled they "may be a serious nuisance."

There is a useful reference to the advantage of forming groups of houses on back lands, approached by narrow streets from the main road. Grouping houses round a quadrangle or open space is also referred to, and the turfing or planting of portions of streets. Sixteen feet is given as a minimum frontage for a house with three bedrooms. This is certainly not a particularly generous improvement on the speculative builder's usual frontage.

The Memorandum draws attention to the undesirability of Councils constructing streets of excessive width or costly make-up, the result of which is to limit the frontages of the houses to an undesirable extent and to make them too deep from front to back. With regard to building materials, the notes are not very novel, and new methods of construction are left severely alone, but there is a timely hint given that "the use of local materials generally tends towards economy." While wooden floors for living-rooms and bedrooms can certainly be said to be desirable, it is doubtful whether, after the war, owing to the great shortage of timber, concrete floors or other substitutes will not have to be largely adopted.



While one has felt free to criticize the notes for their lack of originality and vision, it may be readily admitted that they contain much that is useful, to which local authorities would do well to pay careful attention.

With regard to the plans, we regret that it should have been thought well to publish them such a very short time before the results were announced of the competitions for new cottage designs which the Local Government Board has recently organized in various parts of the country. Seeing that the object of the competitions was to produce cottage plans and designs on the most modern lines, which could be largely utilized in after-war housing schemes, it does seem a mistake in policy for the L.G.B. to have sent out broadcast at this time not copies of these new plans, but merely modifications of plans previously published, which are far from being satisfactory models. We notice a tendency in several of them to repeat the objectionable practice of entering the larder, which is under the stairs, from the side of the front door. Many housing schemes, particularly in the London area, suffer from this type of plan; housewives are agreed that the right place for food storage is in a compartment opening off the scullery or living-room, and not off the hall. The women's house-planning campaigns which have lately been popular in various parts of the country have evidently not yet succeeded in bringing influence to bear on the advisers of the Local Government Board in this and other matters.

Plan No. I shows a useful arrangement of covered space behind the scullery, containing the copper. Its only drawback is that such back additions are costly and tend to keep away light and air from the scullery, which is the housewife's working room. This plan shows a separate bathroom off the scullery, which arrangement is, we are convinced, the only proper solution to the downstairs bath problem. The scullery in Plan No. II—8 ft. 7½ in. square and containing bath, sink, copper and, presumably, gas stove—is not of adequate size, though the arrangement of back porch and doors to coals and larder is in this case an excellent one. Plan No. III, besides having the larder by the front door, previously referred to, shows a poor type of narrow back addition for fuel and w.c., the latter being in full view of the chief window in the living-room. Two of the three bedrooms in this plan are too narrow to be tolerable—one of them 6 ft. 6 in. and the other 7 ft. 6 in. Plan No. IV, showing the third bedroom in an attic, is quite a useful variation for urban sites where the frontage is restricted. The scullery in Plan No. V, with the sink placed in a direct line between the living-room and back doors, would be very unworkable. It would also be an unusual arrangement for a house containing a parlour and entrance hall, such as are shown on Plan No. V, to have the only w.c. opening out of the back yard. A better arrangement for a house with this accommodation would be an upstairs bathroom and w.c. We should like to have seen some more variations of the screened w.c. opened from back porch, such as is shown on Plans II and XI. No. VI, in addition to the larder by the front door, has an outside w.c. separated from back door by an open yard, but No. VII is on the whole one of the most useful plans, on account of the economy in entrance and parlour, the "through" living-room and the good working arrangement at the back. Plan No. VIII, which is suggested for rural districts, has the two bedrooms largely in the roof, and should be an economical type to build in many districts. Plan No. IX shows a very bad arrangement for fuel, this having to be taken through the scullery and across the living-room or in through the front hall. The back projection shown in this plan would certainly take away too much of the light and air from the only living-room window. Nos. X and XI are useful plans, though in the case of the latter, which has the accommodation of a small villa, the bath would be much better placed upstairs, instead of crowding the scullery. Plan No. XII, except for a limitation



as to the inconvenient position of the fuel, is a good type of two-bedroomed cottage.

The criticisms of these plans are not made in any carping spirit, for the defects pointed out are in our opinion serious. While we feel grateful to the Local Government Board for the energy displayed in issuing these plans we cannot help regretting that local authorities are being advised to adopt designs which have so many limitations, and which really fall so far short of the best efforts which the modern movement in better housing has produced.

T. A. LL.

“WATCHMAN.”—*The Tower*. At such a time as this, when the thoughts of so many people turn towards the period of reconstruction which will follow at the end of the war, this little book will not only be helpful in visualizing the sort of community which might be built, but it will also help in creating the proper spirit in which the schemes of reconstruction should be approached. Many writers have given us a vision of Utopia, and although their writings have been a great inspiration to many, and have led to great reforms, they have at the same time given rise to the feeling in others that the goal is too far away to be worth serious consideration.

In this volume the author does not look as far backward as *As a Dream of John Ball*, or as far forward as *News from Nowhere*. We are given a forecast of life in England twenty years or so after the war, when many of the reforms which are now being advocated shall have been brought to fruition. We are taken on a journey through a London that has been beautified, village communities where disabled heroes have found peace and restful life, new towns which have been wisely planned with the aid of an energetic and helpful commission of conservation, and have, in many cases, been developed from old and historic villages, which retain much of the best of their old traditions; we are taken on a rural ride through a countryside which has an intelligent and happy population full of the life and vigour which has come as a result of a great rural reconstruction. Through all these journeys we meet with and hear the conversation of real men, women, and children, and it is this atmosphere of reality which gives the book much of its value. There are also many interesting pages which give one a picture of a juster industrialism and a saner educational system.

The chief criticism we would make is that, whereas in this forecast of a future society many present-day things have progressed and reached a higher stage of development, public utility societies, which are filling an admittedly useful place in present-day society, remain practically the same. We should have preferred that the author had visualized the fuller development of public utility societies, not only in their relation to the state and the local authority, but also in the direction of their becoming a means of providing fully vitalized communities with a splendid corporate life, and doing many things in common for which the local authority is too unwieldy, and ordinary groups of individuals too weak.

The initials to the dedication reveal that “Watchman” is one of the most active workers in the garden city and kindred movements. *Headley Bros. Ltd.* 2s. net.

*Civitas*, the organ of the SPANISH GARDEN CITY ASSOCIATION, is a welcome reappearance, telling of the activities of the society there. Among the articles is an illustrated one by Mr. Raymond Unwin on “The Art of Town Planning.”





INCORPORATING THE HOUSING REFORMER  
EDITED BY EWART G. CULPIN

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New Series. Vol. VIII, No. 3

September, 1918

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Owing to a variety of difficulties, the publication of this magazine has been somewhat irregular of late. With the opening of our new national campaign, however, arrangements are being made for a regular monthly issue. The housing movement will require some hundreds of enthusiastic advocates at work during the coming months if there is to be any real awakening in the country. In every town and district in the kingdom the housing problem is acute ; we want to arouse local interest and secure correspondents who will bring the constructive garden city principle to bear upon local needs. This magazine will aim to be the medium by which such advocates will be supplied with some of the powder and shot for the campaign. New writers have been secured of national standing, and the present facts and future possibilities will be presented in the most useful and telling form. Efforts are being made to establish study circles and lecturers' classes in different districts in the country, and it is hoped that the magazine will be of definite value in that connection.

The new campaign to which reference is made in the following pages will be undertaken by the Association mainly through the National Garden Cities Committee, which is a Committee appointed by the Council. The members of the Committee are Professor Patrick Abercrombie, of Liverpool, Mr. Cuthbert Brown, Mr. J. E. Champney, Mr. G. D. H. Cole, Mr. H. Craske, Mr. Arthur Crow, F.R.I.B.A., Mr. Warwick Draper, Mr. R. P. Gossop, Miss M. E. Harris Browne, Mr. William Hare, Mr. Montagu Harris (Chairman), Mr. Ebenezer Howard, Mr. H. V. Lanchester, F.R.I.B.A., Dr. Norman Macfadyen, Mr. Harold Peake, Mr. C. A. Pease, Mr. H. D. Pearsall, Mrs. Sanderson Furniss, Mr. Edgar Simmons, Mr. W. G. Taylor, Dr. H. Hyslop Thomson (M.O.H. of Hertfordshire), Mr. H. Warren, Mr. E. T. Williams, Mr. B. Williams (Co-operative Union), and Mr. C. B. Purdom (Secretary).



# A NATIONAL PROGRAMME

BY EWART G. CULPIN.

SINCE the circular letter of the Local Government Board, dated March 18th last, there has been a renewal of the discussion of the housing problem, which has now reached a stage when no adjective can describe it. "Acute" years before the war, becoming "serious" as cottage building declined, the practically total suspension during war, has brought us to the stage when the knowledge that to restore satisfactory sanitary housing means to build a million new cottages, makes us pause. Discussions have gone on as to the cost of building, as to the materials to be employed, as to when the cottages shall be erected, as to who shall be the builders, and committees from one Government Department or another have sat to report on all these. But one thing of paramount importance has not been alluded to in any general statement, and has received practically no attention in the Press, and that is, not when, how, or by whom, but *where* these million houses are to be built. And that is the one subject which really matters. Whether the State, or Municipality, or Public Utility Society, or private builder provides the cottage, it will have to conform to a certain standard, and the difference of a few pence or shillings in rent will be equalized on the wages, but once cottages are built on a bad site, or in an economically unsound situation, or without relation to a general policy, they are there for good or evil, and he would be a bold man who would suggest their destruction, even when the principle was found to be wrong. And the question "where" is not merely one of site and aspect; it is not even locality. It goes much further. It means that no houses should be built except in accordance with a definite policy of national housing, designed to secure the utmost efficiency of the nation: that mechanical industry may be economically carried on, that the worker may be housed under conditions securing physical well-being, rest and recreation: that agriculture, the oldest of the industries, may not again be neglected.

There is no evidence whatever that the Government has made any adequate survey of the country's housing requirements. We know that all local authorities have been circularized and asked to give certain information, and that out of the eighteen hundred odd, fifteen hundred odd have sent in information of a sort. That information is being digested at the Local Government Board, which is appointing additional inspectors to stimulate local action. But that is not a national survey; and it leads but a little way to it. There is no definite, logical system of ascertaining what the country *needs*; there is evidence of what this or that locality *wants* or does not want, but that does not help to a determination of one of the most serious problems that ever faced a Government. It is more vital than Home Rule for Ireland; it may be more serious than the war. If handled properly it may mean the rehabilitation of our industry upon lines which shall secure abundant trade and satisfactory wages and the raising of our standard of physique to a plane thought impossible a short time ago. If the opportunity is not now taken and building is allowed to go on on the old lines, we shall have failed in one of the openings the war has most clearly made for us.

Birmingham may say it requires ten thousand additional houses at once. But that is not the question: the question is, Is it for the national good that these houses should be erected at Birmingham? The answer may be affirmative or negative, but the question should be put and there should be such a record of national requirements and national possibilities as will enable an intelligent answer to be given.



Because Blanktown says it wants five thousand houses, and is prepared to find the 25 per cent. of loss, is not the reason for supplying them there. What really matters is whether Blanktown can be developed on such scientific lines that its increase will prove beneficial both to reconstructed industry and a regenerated population, or whether these new industries which are expected to go to Blanktown should not be established with the five thousand houses on a new site or around some small existing centre and form the nucleus of a new town where the evil heritage of the past does not overwhelm, where land is cheap and unpolluted, and where the singing of the birds, and the trees and the flowers, which formed the charm of its rural condition, may be retained in its ordered growth because of development upon natural and scientific lines.

The theory of the regional survey, the civic survey, the social survey, has been developed in this country, and each has been put into practice on a small scale by enthusiastic amateurs, but no single local authority has carried out a survey, and the Local Government Board is apparently ignorant of what such a survey means. But every week there come from the United States of America long reports, carefully printed memoranda and elaborate plans of the first steps which are being taken to grapple with the housing problem there. To take up a booklet on the housing problem of any American city is to open a treatise on the need for a survey and to see its practical application. There are twenty men in America who are revolutionizing thought in this respect; they are driving home to the people the fact that the housing problem is so mixed up with the whole question of the city's well-being that the whole of the city's system has to be examined into before any logical conclusion can be come to. In short, that there must be a very careful examination and then a proper diagnosis before determining the remedy to be applied. To hand is an official report of the conditions of a certain town, and this contains among other things a plan showing the town as it is; another, the density of population; another the open spaces and statistics of how they are used and the distance a child has to walk to get into one; others show the classes of population and industry, land values, traffic densities, relations of public buildings to one another, and again others the improvements which might be effected. Experts were engaged to advise the local authority and the result of their first year's labour is a volume entitled *Preliminary Considerations*. In the four years of war and the four years of open-eyed knowledge of the terrible position in housing which was bound to arise, is there one local authority in this country which has prepared any survey of its present conditions, and formed any policy to direct its destiny?

This absence of policy and neglect of forethought has become serious, and the more serious because it is so little appreciated. There is no great voice calling the attention of the country to the issue, there is no Moses to lead the people out of the desert. True it is that there is still a war on, and the nation's efforts are concentrated upon that issue, but it is equally true that Peace is coming, and the preparation for peace is as necessary as preparation for war. If only some outstanding man of vision, with his feet on earth and his head above the clouds, would grasp this position, what an effect it would have upon the future of the race! But history seems likely to repeat itself, and those who should be leaders stand "doubting in their abject spirits till . . . the multitude make virtue of the faith they had denied." Since the Galilean fishermen started on their mission, pioneers have usually been not of the mighty ones of earth. But there are still pioneers and the moment finds them ready. So in the present instance, the great opportunity for a policy of genuine reconstruction, and not merely patching, darning, and enlarging, impressed itself upon the minds of some of those who had become convinced that in the ordered



development of new towns lay a great hope for the future, and after the issue of one or two pamphlets, a committee called The National Garden Cities Committee was set up to undertake a campaign for the purpose of giving full publicity to the proposal. It was proposed that while this should be in relationship with the Garden Cities and Town Planning Association it should remain a separate organization for the purpose of giving more emphatic point and direction to its policy. The chief accomplishment of this Committee was the publication of a booklet entitled, *New Towns After the War : an Argument for Garden Cities*. It is no exaggeration to say that this is the most important publication on the Garden City question since Mr. Ebenezer Howard's epoch-making *To-morrow*, and it is the first attempt to apply the Garden City principle to to-day's problems. It is not only well written, it is thought-compelling. Even the restatement of the case comes with a welcome freshness because it is to-day and to-morrow it deals with, and with eighteen years of experience to base its arguments upon, the value of Mr. Howard's cardinal principles is the more apparent. There are three sections : The Problem, The Solution, The Programme. Of these possibly the Solution will be found the most valuable. It is a new presentation entirely and brings home its points admirably. There is a first attempt at a logical formula for modern towns and the size to which they should grow, and this is its brief summary : " A town should be of a population large enough to allow of efficient industrial organization and full social activity ; but no larger. The urban area should be limited to a size requisite to house this population well, and should be surrounded by a zone of open land large enough to possess a distinctively rural and agricultural character." "The Programme" shows how this policy may be applied to to-day's needs and how the new houses and new factories may be brought together, and how, as the State must control the new housing, there is an unparalleled opportunity for a real State programme of Garden Cities. It is an ambitious programme, and demands new legislation and new conditions, but we are learning to think in big terms, and not to be afraid because a thing is big.

The book, indeed, is essential to a proper understanding of the question, and its clear, vigorous language will come as a relief amid the nebulous verbiage which is popular to-day. There is an overwhelming case made out for the new towns for the Garden City, as opposed to town extension merely, and to any haphazard development anywhere, and a new emphasis is placed upon the inter-relation of agriculture and other forms of industry and the disastrous result of ignoring this. We are indebted to the authors for many new definitions, and some new applications of old principles, but above all for a restatement of our faith. There are some things in the book which are open to criticism, and some details of the programme will not be so readily accepted as the argument, which, indeed, is irresistible. But it is impossible to say more without long quotations for which there is no space here. Every reader is urged to get at once two copies, one to keep and one to give away, for it is the clearest exposition of principle and the strongest appeal for a policy which the Garden City movement has produced. Here are its closing words :

" The creation of a hundred garden cities will give a far better return to the State in health, happiness, public spirit and efficiency than any other method of meeting the shortage of houses. Merely to scatter a million dwellings in our suburbs and villages, wherever a chance economic demand may occur, is a feeble and planless proceeding. It means that a colossal national enterprise is undertaken without national consideration or design, and in total disregard of some of the most vital factors. The nation is in the position of a man regarding a runaway vehicle ; there is nothing for it between cowardice and courage. To neglect this magnificent opportunity would be ignominious ; to seize it would be glorious. No more inspiring



task can be imagined than the provision for millions of our people of the best physical environment that modern art and industry can produce.

“What a dramatic opening for the era of international reconstruction—Britain, which led the world to industrialism, now showing the way to a system in which industrial wealth is compatible with a sane, natural and cultured life for all! And what an impulse it will give to the solution of the major problems of society! Even the great questions of income and control now underlying the industrial and political conflicts of every nation will be profoundly modified. If so many town dwellers secure the inalienable advantages of comfort in their houses, beauty and grace in their surroundings, sunlight, fresh air, health, and a share of civic power; if the rural workers gain the social pleasures and opportunities of the town; if people of all classes in town and country are brought together and come to understand the interests of each other; then vital political issues will be immensely clarified, and the rise of numerous groups of alert and responsible citizens will quicken national progress in every sphere.”

It has to be confessed that some of the fundamental principles of the Association were in danger of being lost through the success attending minor matters, and that there was a danger of allowing the lesser things to overshadow the greater simply because they were easier of accomplishment. It was perhaps natural, but it was not the purpose for which the original Garden Cities Association was formed, although the work it was doing was in the highest degree of national and international importance, and indeed an integral part of Garden City policy. The birth of the new committee led to some degree of self-examination, which expressed itself in the resolution passed at the last annual meeting. As a result of this, negotiations took place with the Committee, which has now become a part of the Association, backed with the influence and goodwill of the whole organization. The members of the separate committee are now members of the committee which previously existed in the Association to stimulate the purely garden city idea, which has, however, taken the old name to denote its special bent and will continue to be known as the National Garden Cities Committee. The chief worker in the new movement, Mr. C. B. Purdom, the author of the book on Letchworth, *The Garden City*, has joined the staff of the Association, and will give special attention to the new work. An ambitious programme of work has been drawn up and to enable this to be achieved a special appeal is to be made for several thousand pounds. The importance of the proposal is so overwhelming that no apology need be made for this appeal to the generosity of a public which has responded so liberally to war appeals of all sorts. Though not definitely a war purpose, this work will be among the most valuable that could be conceived. The returning soldier must have something better to go back to than the hovel he left, and as Mr. Walter Long said:

“It would indeed be a crime—a black crime—if reading as we do the wonderful accounts of the sufferings which our heroes have to undergo in the trenches . . . we sat still and did nothing . . . To let them come home from horrible water-logged trenches to something little better than a pigsty here would indeed be criminal on the part of ourselves.”

That is what we say: what shall we do?



# THE NEW PROPAGANDA

## I.—THE SIGNIFICANCE OF LETCHWORTH.

BY C. B. PURDOM.

IT will be remembered that the original object of the Garden Cities Association was to take the initial steps towards forming a garden city on the lines of Mr. Howard's scheme. That object was carried out when Letchworth was established. The two main factors that contributed to that success were the existence of Port Sunlight and Bournville, which gave actuality to the proposal, and the clear presentation of the economic ground on which the experiment was to be based. It is true, of course, that the motive which animated the Association was the desire to improve housing conditions. The end in view was the healthy home and the good factory in country surroundings, instead of the dismal tenement and depressing factory in the overcrowded town. And it is true that this fact gained for the proposal the sympathy and support of all decent people. But in putting it forward for practical application it was found that the working examples that were provided by the villages of Port Sunlight and Bournville, coupled with a simple economic formula, gave it a cogency that it might not otherwise have possessed.

It was, of course, never maintained that either of these village schemes was a garden city. But they both proved that a primary element in the proposal, which was the practicability of establishing new industrial centres in rural districts, was sound. They were examples of highly organized and successful industries established in the country ; and their efficiency appealed to the imagination and business instincts of all who knew of them. The fact that they were excellently designed, with considerable respect for something more than mere commercial ends, added tremendously to their effect. Port Sunlight provided direct evidence of the value to the employer of good housing for his workers. A good business man, such as everyone knew the head of that firm to be, would not have been content to allow an expense of £25,000 a year as the cost of housing, had he not been certain that it paid for itself. Indeed, he declared positively that it was undertaken deliberately as good business. And the houses were generously planned and built, setting a maximum standard for future industrial building. Bournville, on the other hand, showed that good housing could be made to pay ; and the advantages of the village were thrown open to other workers besides those employed by the firm. In this respect Bournville is the better example of the two. They both gave instances of the best type of factory organization as well. Undoubtedly their effect in support of the garden city propaganda was to give idealistic proposals a powerful commercial backing.

I hope to discuss the economic formula later on ; at the moment I want to suggest that the new phase of the garden city movement that is opening in connection with after-war housing will have largely to depend upon a practical example, exactly as the old movement did. It is true, of course, that the public mind has made a great advance in its appreciation of the value of health and other factors in industrial life ; that people are ready for changes in housing methods ; and that town planning is accepted without serious question. But the garden city movement stands for a principle that goes much further than what is generally accepted by town planners and others. It puts forward a principle of town structure that is fundamentally at variance with current policy. In place of town extension, whether governed or not by town planning, it states a principle of town limitation ; as against the great



municipality it presents a method by which to decentralize local government ; and it brings urban and rural industry together. In all these respects it is counter to prevailing opinion, in which the great city is hopelessly accepted as inevitable, with the result that local government is tending more and more to lose its definition, and agriculture is treated as a special industry unrelated to industry in general.

Under normal conditions it might be impossible to hope to get a wide hearing for the practical application of a principle so revolutionary in its effect. But the times are in its favour. The state of housing in the country is (like everything else to-day) without precedent, the problem is so overwhelming that it threatens to become the leading domestic question of the future. It presents an opportunity that the garden city movement required. Along with the imperative need for housing on a greater scale than has ever been known before, there is the need for increased industrial productivity, for improved social conditions, for a revival of agriculture, and a new sense of civic responsibility. And the garden city idea was designed to meet precisely these demands.

Fortunately, it is not necessary to argue the matter as an abstract proposition. The proposal has indeed been tested by actual experiment. Just as, before Letchworth was founded, we had the example of Port Sunlight and Bournville, so now we have the example of Letchworth on which to base our case. That fact is of enormous importance. I believe we can say that Letchworth does prove our whole case. The town gives a thoroughly good working example of what we want to do. It shows concretely what the garden city principle is. It is true, that the town is not yet complete ; but the elements of the principle are well established.

What is the particular evidence that Letchworth provides ? It shows with certainty (*a*) that it is possible to provide a highly organized industrial centre in a new district ; (*b*) that the facilities provided can be taken advantage of by a large variety of industries ; (*c*) that workmen's housing of the best sort can be provided under the best conditions ; (*d*) that a striking improvement in public health can be attained ; (*e*) that a new community can acquire a marked civic character ; and, finally, (*f*) that the economic basis provided by the ownership of the land is sound.

There are two things required to give effect to the relation of Letchworth to the new development of the garden city movement. The first is that the achievements of the town should be made plain. The general public does not in the least appreciate what has been accomplished in the town. Letchworth has got shoved among the group of "garden suburbs," and even people who should know better think they have explained Letchworth when they exhibit Hampstead Suburb. It is a lamentable mistake. Letchworth is a true town, a proper civic unit. It is in the tradition of the historic group to which towns belong. It has a modern industrial and economic structure, of course ; and in its commercial and social activities it functions as a town should. It is the business of those who know what Letchworth is to make its significance properly understood. It is said, I know, that because the Garden City Company has not paid the dividend on its ordinary shares the value of the experiment is considerably lessened. But the statement needs qualification. The Company has always paid a full return on the bulk of the capital invested in it, which is in the form of mortgages, debentures, and preference shares. And in examining the finances of so complex a business you need to look at something more than the profit and loss account. The ordinary dividend has not been paid ; but the increased capital value is more than double the ordinary capital and the shareholders are amply secured. Without question its financial success exceeds that of any enterprise equivalent to it in character. Its social, economic, and financial results are such as to give ample



support to the propaganda for the adoption of the garden city principle as a sound national policy.

The second point is that a great responsibility lies upon those connected with the town to see that the full effect of the work done at Letchworth is realized. The town must be completed as rapidly as possible in accordance with its essential principle ; for its completion is necessary before the full value of the experiment can be universally appreciated. Until it is nearer to completion than it is at present it is possible that its achievements may be lost through some unforeseen event, and its individual value surrendered. It is clear that all that the town now needs is good business control governed by sound policy. The task is not an easy one ; for the problems that confront its management are increasing in complexity with the growth of the undertaking, but it is a task that only needs to be faced to be overcome. The town does not now depend upon the outside public to the extent that it did in its early days ; it can now depend upon itself. The Company and the inhabitants, working in co-operation, should be able to bring it to the highest point of success of which it is capable. I do not think it would be possible to exaggerate the significance of Letchworth in relation to the new propaganda ; for the town was established as an object lesson, and its purpose can now be fulfilled.



## THE HEALTH OF LETCHWORTH DURING THE WAR

BY NORMAN MACFADYEN, M.B., D.P.H., MEDICAL OFFICER OF HEALTH.

WAR has put Letchworth to a severe test. It may be confessed that before 1914 the town was hardly reckoned with seriously. It was an experiment in industrial life under new conditions, slowly but surely finding its way, but no severe trial had come to challenge its resources. Then the war came, and it was at once apparent that the experiment must either go on or go under. There was no accumulated reserve to fall back upon. Fortunately the policy of progress triumphed. The existing factories quickly adapted themselves to war work, and another factory started work in the town. The result amply vindicated the courage and enterprise of the promoters of this new factory and it has never ceased to grow or to enlarge the scope of its operations. At the same time the other factories have extended their work, with the result that Letchworth is now a considerable industrial town, and the inhabitants are probably in a better condition to face the future than they would be in any other town in the Kingdom. The building of houses stopped at once, and the curious situation has arisen that this town, which was started to abolish overcrowding, is now more over-crowded than most. The over-crowding is indeed excessive, and we are hoping that some houses may soon be built, because the Government recognizes the urgent need and the importance of the work being done here. We are not only over-crowded but we have a truly international population. This ought to please the founder ! No one can now complain that our population is selected in any way, and as an advertisement Letchworth would be hard to beat. In addition to that there is a constant interchange of population. All these things mean, as you will readily understand, that a searching test of our claim to be the healthiest industrial town in the world has been made. How is Letchworth standing the test ? You will be astonished at the result.



The infant mortality rate for the year 1917 is 36. That is, if 1,000 infants had been born in Letchworth in 1917 only 36 would die before they were a year old. Compare this with the rate for the whole of England and Wales, which is 97, and for industrial districts, with an average of 130. Let us suppose that a child is born in a workman's family in Letchworth. The father is doing hard work for National purposes ; but the new baby has a great advantage over babies in other towns, and is far more likely to survive the perilous first year of life, far more likely to grow strong and vigorous and to reap the advantage of a good environment. The mother, too, stands a better chance of a speedy, healthy recovery, indeed puerperal fever is non-existent, and has been for some years. The authorities on infant mortality tell us that an infant mortality figure of 30 per 1,000 births is about as low as we can possibly get at the present time. Sir George Newman said that 50 was a very excellent figure, but what, I wonder, will he say to our figure of 36! You will probably ask why the figure 30 should be fixed as an ideal to be aimed at, and why not zero? The answer to that question is that there are a certain number of causes of death which are remarkably constant under altogether different conditions, and these causes we know very little about. One of these causes, however, is the pre-natal surroundings—the condition of health of the mother. This cause very largely affects the infant up to the first month or even three months of birth, and it will be very surprising if Garden City conditions have no effect upon this cause. An important note of warning should here be given. Welfare Centres, Health Visitors, and the Campaign for the Preservation of Child Life are splendid things, but they must not for one moment turn our attention away from the fundamental reason for excessive infant mortality, which undoubtedly is the unnatural urban conditions under which industrial life is almost entirely carried on. No remedy except such as is worked out in Letchworth is likely to be of any real avail. If we are in earnest about saving the children of our nation, about producing a healthy, vigorous stock, we must recognize this as the first out-standing fact.

Coming now to the years of childhood generally, certain investigations which I had to make seem to suggest that on an average about half the deaths in England and Wales occur in children before the age of 12 years. I do not attempt statistical accuracy in this matter, but that roughly has been the state of affairs. In Letchworth over a period of years the deaths of children under 12 are less than 20 per cent. of the whole number, that is to say, 20 per cent. as against 50 per cent. This, however, is not the whole story. The children, instead of starting life handicapped by a poor physique, are growing to be fine healthy vigorous children, full of the enjoyment of life and able to appreciate it to the full. One curious fact has been noticed, that many of these young people have outgrown both their parents in stature and development. This is, of course, not Nature's law, which is to strike an average between the parents. It can best be explained, I think, by the fact that many of the deterrent conditions under which the parents have grown up have been removed in the case of the children. Many of the young recruits who have gone into the services from here are fine, strapping fellows, alert in body and in mind, and a number have distinguished themselves in the army, the navy, and on active service.

We cannot expect, of course, much change in adult development, except in a greater degree of vitality, but the factory owners are entirely satisfied with the output of their workers. While there has been labour unrest in other parts of the country there has been none in Letchworth during the war. The question of short time is almost non-existent. The percentage of employees absent from their work on Monday mornings is very small, and this is directly attributable to the human conditions under which the workers live. I have no doubt that much



labour unrest arises quite naturally from the irritation caused by abominable housing conditions with their attendant circumstances. The workmen have put in during the war unremitting self-sacrificing toil by day and by night, and have turned out work of first-rate quality and quantity, and the output of munitions from this town will compare very favourably with that of any other town in the Kingdom, when the numbers employed are taken into consideration. The insurance companies and societies, who have to deal with National insurance, are immensely impressed with the smallness of the sickness rates in Letchworth. I myself regard the mental poise of the workman as of as much importance as the physical, indeed the two cannot be separated. The workman after his work can as a rule go straight home to meals. He has not to spend time and money and mental strain in travelling. When his meal is ended he can turn into the garden and enjoy a few hours' rest in a clean, healthy atmosphere; he can direct his thoughts towards his garden or his small holding; and he does so. The people in the town grew almost enough potatoes last year to keep themselves supplied for the whole year, and we have a Horticultural Society which is very successful in encouraging the growth of good garden produce. On the other hand the agricultural labourer can live in the town, cultivate his garden, enjoy the amusement and recreation of the town and work all day on the land surrounding the town. This blending of town life and country life is of extreme importance: it is the crying need, and will be the crying need of the future. The revival of agriculture as the first and most important industry of the country will best be achieved by the blend of town and country life which is effected in Letchworth. There are many schemes for the revival of agriculture. This revival is needed not only from the side of national economics but from the health point of view; but there is no scheme except the Garden City scheme which will meet the requirements of the new outlook which will be wanted after the war. Yet I see no real recognition of this fact. The men who are fighting for us will not go back to the miserable, dreary conditions of present village life, nor will the vast number be content with the cramping and sordid conditions of the towns. Yet agriculture will be a much more skilled occupation, and the men who will be wanted will be those of bright intelligence. Those who work on the land must be enabled to enjoy the social companionship and delights of the town. I have studied all my life the social conditions of the working people and am convinced that in the creation of garden cities a clear path of advancement is open before us. If we can grasp the great opportunity arising out of the present national necessity a beneficent revolution will be accomplished.



## THE LESSONS OF COTTAGE BUILDING AT LETCHWORTH

BY H. D. PEARSALL, M.INST.C.E.

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THE effects of the war-deficiency of houses on overcrowding throughout the country, and hence on disease, on births and very many other social problems, gives it the dimensions of a great disaster. But the disaster may, if we are wise, be turned into its opposite; for this shortage provides the country with the opportunity of making a beneficent and peaceful revolution in the way of living, the health and working conditions of a large part of the whole population.



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And two facts make it possible to take advantage of this opportunity: (1) We have in recent years learnt much about what housing should be, to which Letchworth has contributed not a little. (2) The country has also awakened to the conception that it is both a national duty and to the national interest that the whole of the population of these islands should be well housed, and no one compelled, by lack of houses, to live in slums or in single rooms.

If it were not for the hugeness of the deficiency and its urgency we might have been content with merely slow progress and the gradual improvement in our standard, with makeshifts and half-measures, and the prospect that a generation, or two or three generations, might pass before we could say that England was well housed. That cannot be suffered in the actual case. It is not an occasion for "muddling through," but for establishing a standard and a programme in which intelligence and human sympathy shall unite in a new creation, and most opportunely, in this connection the example set by Letchworth Garden City becomes a standard on which the national programme may be based.

The object of this article is to draw attention to one part of this great undertaking, viz., the features of working-class housing at Letchworth.

1. It will be admitted that the most important part of a house is the inside. That has been the subject of much thought and much experiment. Broadly, we have found that the minimum requirements are a good living-room, which may be used also as the kitchen, a scullery, pantry, coal-house, bath (with hot and cold water laid on, and in a separate bathroom where possible), w.c., and a space for cycle and garden tools, and usually three bedrooms. A large proportion of the cottages should also have a small parlour. And these requirements must be met in the most convenient and economical way, and rooms must be large enough, and no larger, or the wife's work becomes excessive, and expense and the difficulty of heating is increased. A paved terrace behind the house costs little and is a great advantage. The position and design of chimneys so as to conserve heat and prevent smoke, arrangement of doors and windows, a good pattern of range and boiler, and plentiful shelves and cupboards have also to receive attention. The cottages must also be furnished with a supply of good water and means for heating water, gas for light and cooking, drainage to sewers, and rain-water drainage.

2. But these matters alone are not sufficient. One of the most important points is the orientation of the house. Houses should be designed to admit the maximum of sunlight. Therefore the design must vary according to the direction in which the house is to face. The usual London way of building houses on the same plan, whether they face north, south, east or west, is fatal to comfort and health.

3. Each house has a garden. Letchworth experience is that it is very rarely that any tenant does not want a garden, and in the few cases when he cannot cultivate it a neighbour is often glad to undertake it. Letchworth plots average 1-12th acre to a cottage, and this is found to be sufficient as an average, but it is desirable to vary the size of garden, making some larger and some smaller to suit different needs and capacities.

4. There must be convenient access to the house for coal (not through the house), milk, and the postman, and roads or paths leading as directly as possible to the factories. Convenient access to a back door is appreciated, and building cottages in blocks of four or not more than six enable this to be done with little traffic past the back door.

5. The outside is important in many ways. Well-designed elevations are more pleasing than "ornamented" villas, and cost no more. A plan of cottage approx-



imately square is both warmer and cheaper than any other. Back projections should be absolutely barred whenever possible (which is in most cases), for they reduce the back terrace to a yard and shut off some sunlight, view of garden and circulation of air. They are generally a sign of bad design.

6. The houses must not be all of one pattern. The very best design repeated in great numbers becomes monotonous, and monotony is fatal. The aim should be to give some measure of individuality to each group of cottages and to help the tenants to feel a pride in their houses, which adds both to their own and their neighbours' satisfaction.

This is also furthered by good planning of the roads. The whole road or street may easily be made an object of considerable beauty, or at least a pleasant place, and as soon as that is felt by the tenants it tends to be increased by the care they take of their houses and gardens. We may also expect that it will tend to the growth of neighbourly feeling and co-operation.

7. It may be well to add a few words on the management of groups of cottages. We have found that there may sometimes be difficulty in maintaining the standard we may reasonably expect. Even one or two bad tenants in a block soon affect the character of a large group, or if a tenant merely from carelessness or old habit does not keep his premises in good condition, or has unsocial habits, it discourages others and the general enjoyment is diminished.

There is an opportunity here for honorary work. In some cases it has been undertaken by members of the Guild of Help, and with marked advantage. It will also probably be useful to have a Tenants' Committee to which considerable authority might be delegated, the object being to create co-operation between neighbours for their mutual advantage, and to increase the tenants' interest in and responsibility for their houses. We may also expect that it would lead to suggestions for further improvements in many details of cottage design (which it is certainly not claimed to have reached finality), and cause such suggestions as are made to be more practical.

8. As to the finance of cottage building. In Letchworth and several other towns most of the houses erected in the last few years have been built by Public Utility Societies. This has the great advantage that rents are not necessarily rack rents. If, on account of increase of population, the demand for houses becomes urgent, the rent of cottages belonging to private speculators is likely to be raised simply on that account. A *bona fide*, well-managed Public Utility Society has no inducement to raise rents on that account, the financial basis of such societies being that the funds subscribed receive interest not exceeding what is the moderate market rate for safe investments. Such societies can bar themselves from rack renting, and yet the tenants pay the full cost of their houses without any taint of "charity."

Subscription to such well-conducted societies is one of the most reasonable services which capital can render to those who are not possessors of capital.

9. This article attempts only a very brief summary of its subject, but if the requirements enumerated are compared with those implied in existing houses in our large towns, it may serve to show the difference of aim and the difference in product. The latter is not mere theory. Actual experience in Letchworth with about 1,000 houses has proved that building on these lines does in fact tend very strongly to the well-being of the tenants and their families; and after experience of these conditions the tenants appreciate them, and we find men, and still more their wives, most unwilling to go back to city conditions when circumstances oblige them to leave Letchworth. One result has been a great improvement in the health and vigour of



the children and the very low death-rate. Even under the great disadvantage of overcrowding temporarily caused by the war, the public health has remained good, which apparently shows that ample air space around the houses is even more important than ample space in the cottages.

We have, therefore, every reason to believe in these departures from old precedent, and to claim that for the rehousing of factory workers the right scheme has been evolved, and nothing but lack of courage or lack of imagination stands in the way of its complete realization.



## TESTIMONY OF LETCHWORTH TO THE GARDEN CITY IDEA

*The following report is noteworthy in providing evidence of the thorough appreciation of garden city conditions by Letchworth business men and residents. All of the speakers have been connected with the town for a number of years, some of them from the beginning, and they represent all shades of political opinion.*

AT the usual monthly meeting of the Letchworth Parish Council held at the Howard Hall on Monday, March 25th, 1918, when there was a full attendance of the Council, the Chairman (Mr. C. F. Ball), at the conclusion of the ordinary business, moved the following resolution :

The Letchworth Parish Council, being the first public authority in the first garden city, places on record its confidence in the general principle of development on which the town was founded. Experience has shown that the housing and industrial conditions provided in the town have an immediately beneficial effect upon the health and well-being of the residents, and the Council believes that the adoption of the principle of building such towns as a means of dealing with the new housing problem, would be to the advantage of national industry and a practicable step in social progress.

He said that in moving the resolution he was influenced by the fact that in the future the town would be its own landlord ; the land on which the town was built, and all its public services, would be the absolute property of the residents and under the direct control of the local authority. Mistakes had been made ; serious and costly mistakes. Yet they were of a comparatively simple nature, which experienced men would have foreseen. He felt, therefore, that, when other towns were being built, if those who had had a hand in the development of Letchworth were called upon for advice, such mistakes would be obviated. He referred chiefly to economic questions, such as ground-rent values, single frontage roads and the like. In the early days of the town, it was a common thing to laugh at the baths, the gas stoves, and other conveniences in the cottages, and to be told that they would never be used. They had travelled a long way since then. These things could not be said now. He believed that all that Letchworth stood for in social and moral improvement could and would be achieved.

Mr. H. Bond Holding, J.P., C.C., seconded the resolution, remarking that it had been proposed at an opportune time ; for while reconstruction was occupying the attention of a special Minister, and while many schemes were being considered, Letchworth provided a concrete example. In the building of towns, four principal



possibilities presented themselves. The factories might be built by the employers, and the houses by private individuals, for profit. Most of our towns and their suburbs had been built in that way, and slums and other bad conditions were evidence of the failure of that method. In another kind of town they had the houses provided by the employers. One of the first experiments of that kind was at Saltaire, and since that town was established the same method had been adopted at Bournville and Port Sunlight ; but those towns had the unsatisfactory feature that they reduced the mobility of labour. The same criticism might be directed also in a measure to the houses acquired under the Small Dwellings Acquisition Act. The fault attached, too, to tied-houses connected with farms. A third alternative, and, in his opinion,



**A New Letchworth Factory.**

the ideal arrangement, was that by which dwellings were built and owned by the municipality, under which all economic advantages accrued to the community, which also owned all public services, such as gas, water, and electricity. There was still another method, the one followed by the First Garden City Company, which, as a venture of private enterprise, had as one of its declared objects that the people living in the town shall finally secure the municipal ownership of the town and its surrounding rural land, with its remunerative public services. As a town planning experiment simply Letchworth had already more than justified its existence. It was a factor in the passing of the great Town Planning Act of 1909, and set an example which in certain details had been followed in many places, while the erection of houses by Public Utility Societies had proved an unqualified success. Politicians were still talking about housing reform, but Letchworth had already applied the chief remedies that had been advocated. In Letchworth they had the limitation of the number of houses to the acre ; the building of houses in groups of not more than six, instead of in long monotonous rows ; the absence between the gardens of high wooden fences or brick walls, and the so-called " entries " in the rear ; the practical abolition of the back yard ; the planning of houses so as to ensure a maximum of sunlight, and the provision of not less than three bedrooms, of the large living-room and of the bath. All these advantages had resulted in the better health of the inhabitants, in ideal surroundings, and in a great reduction in infant mortality. It was comparatively easy to erect a garden suburb ; but to construct a *bona fide* manufacturing town, and to retain residential amenities for the workpeople and others, was more difficult, and this



task had not been attempted elsewhere. Mr. Holding went on to claim that in Letchworth they had succeeded in providing an excellent object lesson, and one to which the attention of the Ministry of Reconstruction might be specially invited. There were points of detail open to criticism ; but in relation to the housing problem as a whole, it was an experiment of the success of which they should all be proud. He hoped that special attention would be drawn to one aspect of the town which he invariably pointed out to visitors, as he did to the County Council Committee who came to Letchworth upon the previous Thursday to inquire into their application for urban powers. Outside the railway station, he had said, " You have come to a factory town ; there are about 10,000 people working at this moment ;



**The District Council's War Cottages.**

yet there is no smoke, there is only one big chimney—allowed for a special purpose—and will you tell me where the factories are ? The only one visible is a model of its kind and an ornament to any town." The County Councillors were amazed, as the members of the Government Committees would be if they came to Letchworth. Those in authority did not know what had been achieved in Garden City. Even the rulers of the county did not know. Why should they hide their light under a bushel ? A unique opportunity was afforded for spreading information about the practical nature of their efforts, and if they took advantage of it they would be leading others to follow their example, for the sake of the country as a whole, for the benefit of both employers and employed, and for the future generation.

Dr. Norman Macfadyen, speaking in support of the resolution, said he had lived in Letchworth during the last fourteen years, and knew that it had benefited the country for ten miles round, had, within its circle of influence, stopped the immigration of the people to the big towns, and had increased the population of the whole countryside. Moreover, it had made the villages prosperous, and had given to them a new life. Nor was that all ; for the agricultural belt of Garden City had brought agriculture and town industries together again, so that once more they saw them hand in hand. One of the great mistakes of the nineteenth century was the gathering together of people into great towns, where they could not live a decent life ; but that evil could now be met, in a natural and gradual way, by the Garden City movement, and in a way in which no other movement met it. After the war, agriculture would be recognized as an expert business, requiring skilled people, who would want to live more of a town life than a village life ; and not only could that kind



of life be organized in a garden city, but in such a town it was possible to bring to bear the healing influence of the land upon men's minds and bodies, in a way that was not possible in any other kind of town. It was such a healing influence which civilization badly needed to-day. He was proud of the boys and girls who had grown up in the town, of their fine physical and mental vigour, and of the noble way in which they were doing their duty to their town and country. And he was proud, too, of the official infant mortality figures, which compared favourably with those of any other district, but were specially favourable when contrasted with the statistics of other industrial towns. They had an industrial town, and the output of some of the factories, within the knowledge of the speaker, had been amazing ; yet the health of the workers



**Development at Letchworth during the War.**

had been extremely good. Indeed, those two elements were intimately connected, good health and increased powers of work. That would not be an unmixed advantage if the workers were dissatisfied ; that they were not dissatisfied was shown by the fact that often when they had had to leave they returned to it. One or two factories which have been transferred from Letchworth had been deserted by their employees, who had sought employment in other Garden City factories, so that they might continue to live in Letchworth. That was a satisfactory and a gratifying result. Dr. Macfadyen urged the early completion of the whole scheme of development. There were many reasons why the Garden City programme should be extended. The idea was one that was too valuable to be kept to themselves. They must try to get its value realized on a large scale for the public good, so that the advantages enjoyed there should be spread over the whole country. When they were conscious of the beauty of the town, and realized the fact that all the people living there could equally enjoy it, and then thought of the stern ordeal through which men were going in France, it must become clear to them that all they could do, and very little it was, comparatively, was to contribute, in every possible way, to the solution of some of our problems, so as to make a better England in the future. If they could do this, they ought not to spare themselves ; if they could make legislators and those in authority aware of the great and practical solution which lay in the Garden City, their lives would not have been in vain.



Mr. J. van Hooydonk gave further support to the resolution. He said that the building of Letchworth was the only real attempt to counteract what had come upon men through civilization. The advance of civilization had caused them to do their work in a different way, compared with the practices of many years ago. There was a time when a man could work in his own home, and find a ready market for his productions. Those days, however, had gone, and though we complained about the factories, we might just as well try to set the clock back as to do without them. It was by factory organization that we could to-day secure the greatest possible production with the least possible effort ; and if an article could be produced by that means with half the labour otherwise needed, the result must be advantageous.



**A Recent Letchworth Factory.**

to the public at large. The very nature of present-day commodities needed factories to produce them. While all this was true, there was no reason why a factory should be the repulsive place which undoubtedly it too often was. Some factories were not fit to work in. In the industrial struggle after the war we should be confronted with the possibilities of labour troubles, but if labour could be satisfied, and every effort should be made to that end, those troubles would be more easily met ; and he urged that much could be done to bring about satisfaction by building the right kind of factories, and by housing the workpeople in good homes, with gardens. Some people, it was true, were still willing to live in the ordinary factory town, which was for them generally, however, a case of Hobson's choice. In Letchworth, the health of his own workpeople was so good, and the amount of time that they lost from ill-health or other causes was so small, that when he showed his books to friends running works in other towns, they did not believe him. At his own works he had had whole weeks during which, with 250 people, the total loss of time had been less than three hours. If this was not caused by the influence of Garden City, what was the cause ? It had been said that Letchworth was a partial failure, because it had not attracted a larger residential population. He did not attach much importance to that view. The residential population of the town would find its own level in due course, and could very well look after itself. They had first of all to think of the man who had to work, and live near his work, the man who had to put up with the place,



whatever it might be, in which his work lay. It was for him that provision had to be made, and it was for him that provision had been made in Letchworth, to a greater extent than in any other place. Even if there were no other considerations, the Garden City movement ought to be furthered for reasons of economy. Granted that one or more large towns were necessary as business centres, he saw no reason why thousands of workers should be herded together in big towns. Let them think of the waste of time and of money caused by people going to and from and across London every day ! Thousands of pounds were spent ; and the labour of those who ran the trains, and the fuel and other material, were all so much waste, as was the time spent in travelling by all who made those daily journeys. In Letchworth, a man walked to his work, or used his bicycle, and his time was spent in useful production or was available for his own leisure. Not long ago, a man said to him that Letchworth had not progressed as it should have done, that it had not grown like Coventry. All he could say was, " Let us hope that Letchworth will never grow like Coventry." (Hear, hear.) He would rather see new towns established twenty miles from Coventry, than that people should be crowded together as they are in that town. Mr. van Hooydonk referred to the superior cleanliness and happiness of the children of Letchworth, and concluded by urging that towns of that kind ought to be fostered, and should in his opinion be seriously considered by the Government as part of the great scheme of reconstruction.

Mr. J. J. Kidd stated that they could all join in expressions of general appreciation of the scheme, though they did not all agree upon some of the details. He pleaded for less competition, and more co-operation ; Garden City was a great advance, which they were glad to have been participators in.

Mr. A. W. Brunt said that they all agreed from their experience of the place that Garden City was a valuable step in the right direction. He believed Letchworth to be the cleanest industrial town in the country. Two or three years ago he went back to his native town, which had the reputation of being a clean place, and he was horrified at some of the things he saw there, and wondered how he had lived under such dismal conditions ; to come back to Letchworth was almost like coming back to Utopia. There was something in the air and life of the place which drew out the best kind of local patriotism.

The resolution was then put, and carried unanimously.



## A LIST OF BOOKS TO READ

THE following short list of new and recent books may be found useful by our members. We shall be glad to keep those who may desire it advised of all new publications, and to collect and forward them if requested to do so. It will be noticed that we have included a few books that have an indirect bearing upon housing ; but we believe that the present position of the problem makes it necessary to take a wide view of the situation and that industrial developments in particular need to be observed. Any of the following publications can be obtained from the Publishing Department. Orders must be accompanied by remittance, including postage.



*New Towns After the War.* By New Townsmen. (Dent & Sons, 1918.) 1s., postage 2d.

This book presents the case for the garden city idea as the after-war housing policy. It sets the housing problem in relation to industry, and is an argument for the small town.

*The Garden City.* By C. B. Purdom. (Dent & Sons, 1913.) 12s. 6d., postage 6d.

A study in the development of Letchworth, profusely illustrated. The only book dealing in an historical and practical manner with the garden city proposal.

*Garden Cities and Canals.* By J. S. Nettlefold. (St. Catherine Press, 1914.) 2s., postage 4d.

Shows how population could be diffused and industry benefited by the development of inland waterways.

*Nothing Gained by Overcrowding.* By Raymond Unwin. (Garden Cities and Town Planning Association, 1918.) 6d., postage 1½d.

An argument against the overcrowding of buildings upon the land, with plans and other illustrations.

*Garden City Movement Up to Date.* By Ewart G. Culpin. (Garden Cities and Town Planning Association, 1913.) 1s., postage 3d.

An account of the garden city at Letchworth, together with summaries of the garden suburb schemes throughout the country.

*The Garden City After the War.* By C. B. Purdom. (Letchworth, 1917.) 2d., postage 1d.

A discussion of the present position of Letchworth in relation to the proposals for a national housing policy.

*Cities in Evolution.* By Patrick Geddes. (Williams & Norgate, 1914.) 7s. 6d., postage 6d.

The growth of cities treated as a study in contemporary social evolution. An introduction to town planning and civics.

*Health and the State.* By W. A. Brend. (Constable, 1917.) 10s. 6d., postage 6d.

A picture of the actual state of health among people in England and Wales at the present time, and a plea for a Ministry of Public Health. An important discussion of the effects of town life upon health, amounting to an indictment of the great city.

*Ancient Town Planning.* By F. Haverfield. (Clarendon Press, 1913.) 6s., postage 4½d.

A discussion of the details of Greek and Roman town planning in non-technical language. Illustrated.

*Town Planning in Practice.* By Raymond Unwin. (Fisher Unwin, 1913.) 21s., postage 9d.

The standard introduction to the art of town planning ; 310 illustrations.

*The Case for Town Planning.* By H. R. Aldridge. (National Housing and Town Planning Council, 1915.) 21s., postage 9d.

A manual for the use of local authorities engaged in town planning schemes.

*Practical Town Planning.* By J. S. Nettlefold. (St. Catherine Press, 1914.) 2s., postage 4d.

A full and practical handbook to town planning, based on the writer's Birmingham experience. Well written and arranged.



*Village Life After the War.* (Headley Bros., 1918.) 1s., postage 2d.

Reports of two Conferences held February and October, 1917, on the development of rural life.

*What is a House?* By F. L. Ackerman. (American Institute of Architects, 1917.) 1s. 6d., postage 2d.

An account of industrial housing in England and the discussion of the application of British methods to American needs.

*British Agriculture: the Nation's Opportunity.* By Leslie Scott, K.C., and others. (John Murray, 1917.) 3s. 6d.

The Minority Report of the Departmental Committee on the Employment of Sailors and Soldiers on the land, with important additional matter.

*The Tower.* By Watchman. (Headley Bros., 1918.) 2s., postage 3d.

A new view of England after the War.

*The Land.* By John Galsworthy. (Allen & Unwin, 1918.) 6d., postage 1d.

A plea for a balance between town and country life.

*A Forth and Clyde Ship Canal—and Housing.* By G. S. C. Swinton. (Garden Cities and Town Planning Association, 1918.) 3d., postage 1d.

Showing that the making of this Ship Canal would provide an opportunity for the establishment of a number of new industrial towns as garden cities.

*Digest of Report of Royal Commission on Housing in Scotland.* By W. E. Whyte (William Hodge & Co., 1918.) 2s. 6d., postage 5d.

#### GOVERNMENT PUBLICATIONS.

*Parliamentary Powers for Public Works.* Report on Simplification of Procedure and Reduction of Cost. (Cd. 8982, 1918.) 2d., postage 1d.

*Acquisition and Valuation of Land for Public Purposes.* Report of Committee. (Cd. 8998, 1918.) 6d., postage 2d.

*Memorandum by the Advisory Housing Panel of the Ministry of Reconstruction on the Emergency Problem.* (Cd. 9087, 1918.) 2d., postage 1d.

*Coal Conservation Sub-Committee's Report on Electric Power Supply in Great Britain.* (Cd. 8880, 1918.) 3d., postage 1d.

*Report of the Agricultural Policy Sub-Committee* (Ministry of Reconstruction). (Cd. 9079, 1918.) 1s. 3d., postage 5d.

*Report of the Agricultural Policy Sub-Committee.* Summaries of Evidence. (Cd. 9080, 1918.) 1s. 3d., postage 5d.

*Report of the Royal Commission on Housing in Scotland.* (Cd. 8731, 1917.) 4s., postage 9d.

*Reconstruction Problems: i. The Aims of Reconstruction; ii. Housing in England and Wales.* (Ministry of Reconstruction, 1918.) 2d. each, postage 1d.

#### PERIODICALS.

*Garden Cities and Town Planning Magazine.* Monthly, 3d. Annual subscription 4s., post free. Published by the Garden Cities and Town Planning Association, 3, Gray's Inn Place, Gray's Inn, W.C. 1.

*The Town Planning Review.* Quarterly, 3s. 6d. Annual subscription 14s., post free. Published by the University Press, 57, Ashton Street, Liverpool.





# Garden Cities and TOWN PLANNING

INCORPORATING THE HOUSING REFORMER

EDITED BY EWART G. CULPIN

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New Series. Vol. VIII, No. 4.

October, 1918

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We deeply regret to record the death of Sir Ralph Neville, which took place on October 13th. Sir Ralph was for many years Chairman of the Council and afterwards President of the Association. An account of his important work for the Garden City Movement, written by Mr. Ebenezer Howard, will appear in the next issue of the magazine.

The special attention of members of the Association is directed to the preliminary notice of the week-end School for Lecturers and Speakers that appears on the following page. In the event of a General Election taking place, the School will be postponed.

A letter has been sent to the members of the Public Health and Housing Committee of each County Council in England and Wales, inviting them to consider the application of the garden city principle to housing in their areas.

News is being received of the success of the second Australian Town Planning Conference and Exhibition, held at Brisbane, from July 30th to August 6th, 1918. The Commonwealth and State Governments were influentially represented, and there was a large representation of local authorities throughout Australia. Special attention was given to the repatriation of soldiers, and some interesting papers were read on this subject. Mr. Charles C. Reade, who is Government Town Planner for South Australia, took a leading part in the Conference. We hope to return to the papers discussed at the Conference in a future number of the magazine.



# A WEEK-END SCHOOL FOR LECTURERS AND SPEAKERS

THE Association proposes to hold a week-end school for lecturers and speakers willing to address meetings on the housing question, on Friday, November 29th, until Monday, December 2nd. Those only able to attend on the Saturday and Sunday can do so. Men and women willing to devote time to lecturing or speaking on housing, either in connection with the National Housing Campaign of the Association, or under the auspices of other organizations, are invited to send in applications for membership, stating what experience they have had. The course is intended for those accustomed to lecturing and speaking, but who have no special knowledge of the housing question or whose knowledge of it is slight. It must, however, be definitely understood that acceptance of a ticket implies willingness to give up a certain amount of time to lecturing.

At each lecture there will be an opportunity for questions. Notes should be taken of each lecture; note-book and pencils should be brought. Specimen lecture notes will be provided, together with hints to lecturers.

There will be no fees. Arrangements will be made for those desiring to have further instruction. The Library of the Association will be at the disposal of members of the school, together with a collection of plans, diagrams, etc., and lantern slides.

It is hoped to get applications for membership of the School not only from London people, but from all over the country. A limited number only can be accommodated, but if necessary a further school or schools will be held either in London or the provinces. The provisional programme is as follows:

## *Friday, November 29th.*

- 2 p.m. Assemble at the Institute, Hampstead Garden Suburb, for inspection of the Estate.
- 4.30 „ Tea. Address by Mr. Henry Vivian on the Social Side of Housing.
- 7 „ Dinner at the House of Commons, by invitation of Mr. Cecil Harmsworth, M.P., Chairman of the Council. The Right Hon. W. Hayes Fisher, President of the Local Government Board, will speak.

## *Saturday, November 30th, Central Buildings, Westminster.*

- 10.30 a.m. "The Housing Problem of To-day." By B. Seeböhm Rowntree.
- 2.30 p.m. "Existing Powers of Local Authorities," Capt. R. L. Reiss.
- 5 „ "The Working Woman's Home," Mrs. Sanderson Furniss.
- „ "The Kind of House Wanted," Mr. Raymond Unwin, F.R.I.B.A.

## *Sunday, December 1st, Central Buildings, Westminster.*

- 10.30 a.m. "Environment: the Problem of Lay-out," Prof. Adshead, F.R.I.B.A.
- 2.30 p.m. "How to Organize a Locality," Mr. Edwin Gilbert.
- 5 „ A typical lecture; questions and criticisms. Mr. Ewart G. Culpin.

## *Monday, December 2nd.*

- 8.45 a.m. Visit to Letchworth. Train leaves King's Cross, G.N.R. Inspection of the Estate, and Address by Mr. Ebenezer Howard.
- 3.31 p.m. Train leaves Letchworth for King's Cross, arriving 4.35.

*(Tickets for the journey, including lunch, 11s.)*



# REPORT OF THE THAMES-SIDE HOUSING AND DEVELOPMENT COMMITTEE

The Committee have met on several occasions and also visited the districts affected by the proposals. They have considered the question from the following points of view :

1. Existing conditions in the old districts.
2. The extent of additional housing accommodation required.
3. Growth of riverside industries in its bearing on housing.
4. Position and extent of land suitable for housing.
5. Traffic facilities between industrial and housing areas.
6. The plan of development.
7. The housing and development authority.

## 1. EXISTING CONDITIONS IN THE OLD DISTRICTS.

The Committee, on inspecting the riverside districts of the Port of London, were deeply impressed with the way in which the houses and factories are crowded together in narrow streets, and the almost entire absence both of public open spaces for recreative purposes and of the gardens usually attached to houses for purposes of health. The census returns for 1911 show that the three boroughs of Stepney, Poplar and West Ham have a total population of 731,276, and that 167,911 persons, *i.e.* 22.9 per cent., are living under conditions of overcrowding. It is estimated that some 30,000 men living in these three boroughs either work in the docks or are engaged in occupations in connection therewith. The Reports of the Medical Officers of Health show that the general death-rate in Stepney in 1915 was 17.0 per 1,000 ; in Poplar 19.57, and in West Ham (1914) 14.9, and that the infant mortality in Stepney was 114.0, in Poplar 133.98 and in West Ham 108.0. For the purposes of comparison it may be stated, on the authority of Sir Arthur Newsholme, that in Poplar 195 children out of every 1,000 die under the age of 5 years, and in Stepney 191, whereas in Hampstead the number is 112, in Lewisham 116, and in the whole of London 164. The Committee view with great concern this very high mortality among the children of the district, which, in view of the valuable public health work carried out in the area, they attribute largely to the existing conditions of overcrowding, and they feel constrained to point out that no scheme of housing will be satisfactory that does not afford efficient means of remedying the existing evils.

## 2-3. EXTENT OF ADDITIONAL HOUSING ACCOMMODATION REQUIRED.

It is difficult to estimate, under the circumstances of the present time, the extent of additional labour that will be required in consequence of the dock extensions of the Port, but some indication may be afforded by the fact that the improvements at the upper docks and the deepening of the river bed will make it possible to accommodate vessels of much larger burthen than heretofore. At the London Docks the total length of quayage will be increased from 6,000 ft. to 9,000 ft. Much of this work has



already been completed. At the Albert Docks the new South Dock, which but for the war would now be in use, will accommodate vessels of the Mauritania and Olympic classes, whilst a still larger dock is to be constructed on the north side of the existing dock, and adjoining the Beckton Road, which will be capable of receiving vessels 800 and 900 feet in length. It will be seen from these facts that the Port Authority contemplate a vast increase in the work of the docks in the East End of London. At Tilbury also, the dock area has been greatly increased, whilst on the river side a deep water loading stage will enable vessels to be berthed at any state of the tide, and to discharge or receive part of their cargoes without the delay incident to docking. In addition to these works, a great passenger landing stage is to be constructed on similar lines to the Princes Landing Stage at Liverpool.

It may reasonably be expected that this great scheme of improvements will result in a corresponding increase in the work of the Port, and that the staff of workmen must be considerably augmented.

The extension of the dock system will naturally tend to foster and develop the commerce of the district, and the establishment of fresh riverside industries may be confidently expected. In this connection the attention of the Committee has been directed to the fact that land in the Dagenham Dock district is being rapidly utilized for factory and commercial purposes. At Barking and East Ham also large manufacturing factories are now being erected. A large tract of land to the east of Barking Creek is proposed to be reserved for the London and District Electricity Generating Station. This undertaking is promoted mainly for the supply of electricity in bulk to local authorities, and other large consumers.

Having regard to the foregoing considerations it is felt that further housing accommodation should be provided in the immediate future to meet the following most pressing needs :

In relief of the overcrowded districts of Stepney, Poplar,						
and West Ham	..	..	..	..	..	5,000 houses.
Extra labour in docks (London area)	..	..	..	..	..	2,000 „
Ditto (Tilbury)	..	..	..	..	..	1,000 „
Riverside Manufactories	..	..	..	..	..	2,000 „
To replace worn out and insanitary dwellings	..	..	..	..	..	2,000 „
Total						12,000 „

#### 4. POSITION AND EXTENT OF LAND SUITABLE FOR HOUSING.

Several important questions have been present in the mind of the Committee in considering the position of land suitable for housing purposes. They regard as the supreme test the conditions that will afford the highest attainable standard of health and physique both for the labourer and his family. They are impressed by the statement of the Departmental Committee on Land Settlement that

“ The stability and physical strength of a nation depend largely on those classes who have either been born or brought up in the country or have had the advantages of country life. It is certain that the physique of those portions of our nation who live in crowded streets rapidly deteriorates. The recruiting returns show a much larger proportion of men rejected for physical reasons in the large towns than in the country districts.”



At first sight it might appear that, from a purely economic standpoint, land for the purpose of industrial housing would be most advantageously situate in immediate proximity to the docks, wharves and manufactories, and in the absence of rapid means of locomotion no alternative would be possible.

Under such circumstances much of the housing in Canning Town, Tidal Basin and Silvertown, incident upon the construction of the Victoria and Albert Docks during the latter half of last century, was carried out. Low-lying marsh land below the level of the river, was eagerly appropriated for housing purposes, with the result that after little more than half a century the houses are dilapidated, settled, and in some cases have had to be pulled down, being quite unfit for habitation.

The house drainage of such districts cannot be effected by gravitation and resort has to be had to pumping. In the event of heavy rainfalls, flooding is always liable to take place. The land drainage is only partially possible by means of ditches discharging into the river at low tide. As there is no natural drainage of the subsoil by gravitation, such as takes place in land situate above the level of the river, a sodden, stagnant condition prevails, predisposing to rheumatism and pulmonary affections.

In view of the facilities for rapid transit available in the present day the Committee consider that both from an economic and a public health point of view, it is better that housing areas should be sought in districts entirely free from the drawbacks attaching to the low-lying land to which reference has just been made.

The question of rehousing on old areas has been considered by the Committee, but the cost of acquiring land covered with small tenements, however dilapidated, renders such a course quite impossible under existing conditions. In the East End of London from £10,000 to £15,000 per acre has to be paid for the land in such circumstances. Moreover, in rehousing on old areas little more is possible than to provide dwellings for the same number of persons that occupied the old tenements, even when blocks of flats of five stories in height are substituted.

The Committee have also considered to what extent vacant building land is still available in the districts of West Ham and East Ham, and find that, excluding the marsh land below the level of Trinity High Water Mark, the amount is about 50 acres in each borough. Some of this land has already been cut up into small plots and is so scattered that it does not admit of being dealt with as a housing scheme. Such land still commands a high price, rising to as much as £3,000 per acre.

In this connection the Committee desire to draw attention to the following extract from the report of the Assessors in the Dublin Town Planning Competition :

“ A too popular misconception, in Dublin as elsewhere, is that in our crowded cities the working people cannot be economically housed in suburban areas; but this is in various places being successfully done, in conjunction with improved facilities afforded by tramways and other means of locomotion, or by the decentralization of industry. It is seldom sufficiently realized that there are great ports (as notably Antwerp) where even the docker lives in rural districts, coming into his work from his village home by suburban trains, when and as telephoned for to the Village Hall, and he is thus enabled to bank his unemployed time in the cultivation of his garden, allotment, or some other bread-winning



craft. The docker is normally a peasant, who lends a helping hand to the ship ; and the sooner he regains something of this status the better for the town and country everywhere."

Having regard therefore to the foregoing considerations and to the magnitude of the problem, the Committee recommend that large areas of farm land should be acquired to the north of the Ripple Road in the following districts : In the first instance at (a) Eastbury, in the parish of Barking, and (b) at Dagenham village, to be followed later by the acquisition of land in selected areas as far as East Tilbury. Land in every way suitable for housing purposes could be acquired under compulsory powers in these areas. Extensive beds of ballast and sand are to be found in the vicinity. The land is of an undulating nature, well wooded in places and possesses many attractive features, rendering it quite suitable for laying out as garden suburbs.

#### 5. TRAFFIC FACILITIES.

The Committee have given considerable thought to the question of providing adequate means of rapid transit between the various dock districts and the proposed housing areas, and the choice of districts has been largely influenced by this consideration.

The districts of Eastbury and Dagenham lie conveniently between and adjacent to the Upminster and Tilbury branches of the Midland Railway, the former of which, it is understood, will be electrified after the war. With the provision of intermediate stations or halts between Barking and Dagenham, an area of land some 2,500 acres in extent would be brought into direct train communication with the London and St. Katherine's Docks, and the industrial districts of St. George-in-the-East, Shadwell, Wapping, Limehouse, Bromley and Bow. With regard to the Victoria and Albert Docks, in the absence of any connection between the Woolwich branch of the Great Eastern Railway and the Upminster and Tilbury branches of the Midland Railway (a serious defect which ought, in the Committee's opinion, to be remedied at the earliest possible opportunity), there appears to be no alternative to the extension of the present tramway system supplemented possibly by a local service of motor omnibuses running direct between the docks and the housing areas.

In this connection the Committee would draw the attention of the Road Authorities to the immense improvement in the facilities for locomotion that would be afforded by the construction of the Barking By-pass, an arterial road strongly recommended by the London Arterial Road Conference. This road as approved and shown on the Ordnance Survey, deposited with the Local Government Board, runs from the Beckton Road at a point due north of Connaught Road Station, in a direct line to the Ripple Road at Ripple Castle. The road would be formed entirely over what is at present open land and would obviate the necessity for traversing the circuitous and congested route through East Ham and Barking.

#### 6. THE PLAN OF DEVELOPMENT.

The Committee have had under consideration at several of their meetings the question of the most economical lay-out of the various areas proposed to be acquired for housing purposes and the extent to which new traffic routes will become necessary both by



road and rail, if the riverside area is to be developed to the greatest advantage. Plans in some detail have been considered after careful inspection of the land, but the Committee are of opinion that it is inadvisable to formulate a definite detailed scheme at the present time. They consider that the views of the various local authorities and of the Port of London Authority should be ascertained at a Conference to be convened at the instance of the Local Government Board, and co-ordinated plans prepared giving expression to such views.

#### 7. THE HOUSING AND DEVELOPMENT AUTHORITY.

The Committee have carefully considered the question as to how the purchase and development of the land and the erection of the houses can most advantageously be carried out. They are of opinion that the development and control of the housing estates may be satisfactorily left in the hands of local authorities, public utility societies and other bodies operating either jointly or separately under proper control, and in accordance with accepted housing principles. The Committee are, however, strongly of opinion that the selection and purchase of suitable land, the construction of the main arterial and secondary roads and the allocation of the land for the essential purposes of communal life, would be more economically and satisfactorily effected by a small body of, say, four Commissioners duly appointed by Parliament; one nominated by the Local Government Board, one by the Board of Trade, one by the Ministry of Reconstruction, and one by the Port of London Authority. The Commissioners should have power to purchase, either by agreement or compulsorily, the freehold of such agricultural or other lands in South Essex as in their opinion may be essential to the full and economical development of the district.

The duties of the Commissioners would include :

1. The selection and purchase of the land.
2. The allocation of the land for specific purposes, *e.g.*, factories, housing, parks and the larger open spaces, allotments, etc.
3. The determination of the lines of arterial roads and the construction thereof.
4. The arranging with the Railway Companies as to the position and construction of supplemental railway systems, and stations including the necessary goods sidings and depôts in the factory areas.
5. The re-sale of the land in bulk to local authorities and other bodies for the purposes specified.
6. The transfer of the parks and open spaces to the local authorities.

It is not suggested that the Commissioners should be concerned in the laying out or financing of the building estates, nor in the erection of the houses; their duties would terminate with the re-sale of the land. The main objects of their appointment would then have been accomplished; land for housing purposes would have been provided with full traffic facilities and the amenities of both urban and rural surroundings at far more moderate cost than would have to be paid were the land to be left in private ownership. Large tracts of land suitable for factories and workshops would also have been made available and incidentally the rateable value of the district enormously increased.

In arriving at this conclusion the Committee have been deeply impressed during the course of their investigations with the exceptional importance of the land in



question in relation to the future commerce of London. The Thames-side area from the City to Tilbury, with its ever-increasing system of docks, wharves and manufactories, is destined to play such an important part in this connection that its development as a whole with properly correlated parts is in the opinion of the Committee a matter of the first importance. They feel that this result cannot be satisfactorily accomplished by individual authorities acting primarily, if not exclusively, from the point of view of local needs. Especially may this be the case in the arrangement of arterial roads, which should be such as to allow of easy means of access between the housing and the industrial areas. The negotiations with the railway companies with regard to additional railway systems and services and as to the position and construction of new stations could also be more satisfactorily carried out by an authority having jurisdiction over the whole area.

Further in this connection, it has occurred to the Committee that the housing question in the future may, not improbably, be a determining factor in the extension of the dock system. The concentration of the docks in the Silvertown area would tend to accentuate the conditions of overcrowding existing at the present time. Fresh dock sites may have to be sought farther east, and the Committee think it would be a proper subject for the determination of the suggested Commission whether certain lands suitable for dock construction should not be earmarked for that purpose. The indiscriminate use of such land for factories, that might equally well be placed elsewhere, does not appear to be an economical or advantageous arrangement. The Committee therefore suggest that, whilst the provision of additional housing accommodation is a matter of the utmost urgency, the question of the ultimate lay-out of the open land of the Thames-side area is one of daily increasing importance, the consideration of which should not be indefinitely delayed.



The Committee whose report is printed above was appointed in March, 1917, to consider and report on the housing question in relation to the extension of the docks system of the Port of London, and consists of the following members: Mr. Arthur Crow, F.R.I.B.A. (Chairman) (London Society; Town Planning Committee of the Royal Institute of British Architects); Mr. F. Litchfield, Mr. Chalton Hubbard, Mr. Herbert Warren, and Mr. Ewart G. Culpin (Garden Cities and Town Planning Association); Professor S. D. Adshead, M.A., F.R.I.B.A. (Professor of Town Planning, University of London; President, Town Planning Institute); Colonel R. C. Hellard, C.B. (Late Superintendent, London Traffic Branch, Board of Trade; Formerly Director-General of the Ordnance Survey; Town Planning Committee of the Royal Institute of British Architects); Mr. W. R. Davidge, F.S.I., A.R.I.B.A., A.M.I.C.E., and Mr. H. V. Lanchester, F.R.I.B.A. (Town Planning Committee of the Royal Institute of British Architects); Mr. H. A. Mess (Mansfield House University Settlement); Mr. H. Chapman (Secretary). Since the report was prepared, Mr. C. B. Purdom has joined the committee.



# THE KINGS WESTON GARDEN VILLAGE

ONE of the most promising of the whole of the war-time housing schemes which has come to our notice is that which has been prepared for the treatment of a large housing scheme at Shirehampton, near Bristol. The great municipal docks at Avonmouth have given a new prosperity to Bristol, and Avonmouth itself has begun to grow rapidly. In 1907, the owner of practically the whole of the land there, Mr. Napier Miles, consulted Mr. Thomas Adams in regard to the lay-out



and development of his land and certain plans were made and discussed in this Magazine at the time. It is a coincidence that after the lapse of ten years the Association should again be called in to advise, and on this occasion to prepare a definite scheme of development. What is bound to be one of the most important industries at Avonmouth, and possibly one of the most important in the country, is that of the National Smelting Company, who are erecting at Avonmouth zinc-smelting and sulphuric acid plants. Although the bulk of the spelter in the world has come from British sources, in the past it has been almost entirely smelted in Germany, and we got from that country not only the zinc, but the sulphuric acid, which is the highly important by-product of the process. The National Smelting Company, however, have determined to alter this state of affairs, and, when erected, the works at Avonmouth will be by far the largest in the world. At an early date some two thousand houses will be wanted for the workers. It is typical of the





manner in which the whole enterprise is being conceived and carried out that one of the first matters to be dealt with, even before the factory premises were started, was the question of housing.

Avonmouth itself is built on alluvial soil. Almost the whole of the land is below high water mark and, consequently, without any other factor, is unsuitable for housing purposes. A great deal of building has gone on, however, and the Bristol Corporation have erected some unlovely houses there through their Docks Committee. At Shirehampton, close by, are some of the most striking recent examples of "how not to do it." A proposal to form a Public Utility Society was before the local





Dockers Union in 1916. The officials were face to face with an increasing shortage that threatened alarming proportions, and an attempt was made to start a society. The exigencies of war, however, prevented this being possible, and the proposal lapsed. Early in 1917 the Association was called in by the Company to advise generally as to the provision of houses. A careful survey was made of the neighbourhood, and eventually a scheme was submitted recommending that no houses be built upon the lower ground, that they be built reasonably far away from the works, and that the higher ground to the south east of the works and about a mile away should be utilized for the purpose. The establishment of a Public Utility Society



was also advocated, and, cordial support having been promised, this is now in being, the membership including those who had been responsible for the former proposal. As an example of what a Public Utility Society may be, it is worthy of notice. The Chairman is the Lord Mayor of Bristol, Mr. Alderman Frank Sheppard, M.A., a working-man's representative and a former organizer of the boot and shoe trades operatives.

On the Committee of Management are represented Labour in the person of Mr. Ernest Bevin, the Organizer of the Dockers' Union; the City and Industry of Bristol by Mr. Sam King, wharfinger, and Mr. Henry Hosegood, miller; the landowner, Mr. Napier Miles; the University, Professor Leonard; and the University Settle-



ment, Miss Hilda Cashmore. The Company has but one representative upon the Committee, despite the responsible financial position occupied, it having been decided, as a matter of policy, to give as complete as possible local control. As time goes on, representatives of the tenants as tenants will be added.

It is somewhat significant that the first cottage occupied on the estate was for the purpose of conducting social welfare work, and this is being directed by the University Settlement. The plan shows to what a large extent the welfare principles have prevailed in the provision of the scheme. It does not purport to be a complete development plan, but illustrates the social views of the promoter, and is an endeavour to show the kind of development which it is hoped to secure when the final plan comes to be prepared. Doubtless some of the features named will find



a place therein, but the present illustration is, as is stated, a "suggestion." It is well that ideal plans should be prepared to emphasize what possibilities lie before in the as yet but little explored field of social planning, and the suggestions contained in the one under notice will be of benefit to others engaged in similar work.

Out of the three hundred odd acres, about sixty are devoted to open spaces, and these cater for all classes of the population. It will be seen that the estate runs for about two miles in length, with not quite a mile in width at its widest part. It falls towards the north, this being an unavoidable drawback from an otherwise perfect site. On the south side it is entirely bordered by thick woodlands, as indicated on the south-west side. These woodlands continue to the eastern extremity, where they are practically joined by the land to the north, which it is suggested should be reserved for agriculture, small holdings, and allotments, so that should this be carried out there is in this scheme more of the elements of the real garden city than in any other proposal since Letchworth. The main road, which is, so to speak, the backbone of the scheme, would be of enormous value to the locality in saving not only a mile or so of distance, but a very hilly and dangerous road. There are roughly three centres. To the east, on a natural plateau, the junction of roads would probably find space for the main civic buildings. In the centre, on the old road that at present exists, would be the shopping centre and such things as communal kitchens, baths, washhouses, laundries, etc., all of which it is hoped will have a successful place. To the west will be found the social and educational centre, the church, schools, and other public buildings being grouped around public gardens, while below is a park with sports ground and lake. Swimming-baths and gymnasia are provided on a site now being used for the excavation of brick earth, and it is proposed that the disused quarries shall be converted into rock gardens. Small open spaces are provided all over the estate, and it would be possible for every child to find a public playing-place in safety within 300 yards of its house. Clubs, institutes, etc., are all provided for, and the hospital will be seen on the highest point.

The actual development so far as it has gone, and the building of the cottages, has been in the hands of Mr. G. L. Pepler, for the Ministry of Munitions, who, in the face of almost insuperable difficulties of labour and materials, has achieved a very creditable success. The reproduction of photographs show what has been done.

There is a growing tendency among manufacturers to appreciate the extreme importance of the housing question, and the fact that they cannot afford to neglect it as they have done in the past, and the more progressive employers are realizing that besides this the part which they must play in housing provision must be carefully planned. Leaving the matter to the Municipality means eliminating much of the social part of the programme outlined above, for there would be no semblance of co-operation, and an absence of the community spirit. The establishment of such a system as here suggested, giving scope for the best co-operation between all sections of the community, has such obvious advantages that it is greatly to be hoped that the system will find full scope in the after-war building programme. As has been pointed out previously in these pages, it would do much to facilitate the growth of the co-operative method if powers were given to local authorities to assist and take part in the work of Public Utility Societies. The Central Committee has already made representations to the Government along these lines, and it is possible that something may result.

As indicating the widespread interest in the scheme and plan it may be mentioned



that on the one hand *The Labour Woman*, an official publication of the Labour Party, reprinted the plan with very appreciative remarks, while the Federation of British Industry, the representatives of Capital, came to the conclusion at their housing conference with the labour representatives of the National Alliance of Employers and Employed, that "the case of Kings Weston, Bristol, was practically ideal."

We print below the observations of *The Labour Woman* :

"The Labour Party, at the Nottingham Conference in January, 1918, declared that overcrowding in the large towns should be relieved by the establishment of new towns, and the reconstruction of the smaller existing towns on garden city principles including the reservation of a stretch of country all around, the wide spacing out of houses and factories, the provision of gardens, allotments and small holdings and the installation of the most modern power-plants and labour-saving industrial facilities.

"The Housing scheme of which we give an illustration on these pages is an attempt to realize that programme. We regret that the pioneers in this movement are not the municipalities, but are the Public Utility Societies, of which the Kings Weston Society is one of the best examples we have seen of this system at work. Mr. Culpin's plan has been prepared for the building of a new town at Shirehampton. Its first object is to provide houses for those who work at the new National Smelting Factory at Avonmouth. The Public Utility Society which has been formed for carrying out the scheme contains several representatives of trade unions. . . .

"It is not pleasant to live beside a factory which makes spelter. With the best will in the world zinc smelting and sulphuric acid plants do not smell nice, and in any case it is a bad plan to allow workers' houses to cluster around the walls of the factory yards. Recognizing this, the new town has been planned about a mile or so from the works, and apart from the benefit to those who inhabit it, the great main avenue which will run its whole length will be of real value to all the surrounding district. As at present planned, it should house from 12,000 to 15,000 men, women and children, but there are opportunities for extending it in both directions.

"Looking at the plan the reader must imagine that she is high in the air looking down upon fields and houses and trees. The little black oblong blocks represent the houses, while the round blobs show trees and open spaces. Right round the town stretches wheatland or open fields which are reserved in perpetuity. To the north, small holdings can be taken up, while to the south are some specially beautiful wooded areas. The stone that will be necessary is being quarried from a point at the south-west, and when it has been taken out the quarry will be turned into a great rock garden. In a similar way sand is being procured for bricks and that sand pit will be prepared later for a special playing ground for the smaller children. There will be two or three shopping centres and several areas for pleasure grounds and playing fields. It is proposed to have one theatre, and probably a concert hall as well. The lake which will be part of the pleasure ground has its utility in helping to drain the flatter land. Another piece of land is set aside for allotments, but in addition to that every house will have its garden. The first choice of sites is to be given to the Education Authority, and it is hoped that they will build a series of Nursery schools so that all the small children will have them close to their homes. In about the middle of the area is a set of buildings of special interest to women. There will be placed a power-house for the supply of electricity, a communal kitchen and an up-to-date laundry.

"The Society originally proposed to have about ten different types of houses so as to suit the needs of all sized families. Under present building restrictions they



cannot carry out this plan in full, and the houses now being put up in order to supply the urgent needs of those who are employed at the spelter works are being erected on plans of the Ministry of Munitions, which are on much more rigid lines, but when the war ends and the scheme is carried out in its entirety, the more varied planning will take the place of these few types.

“ One most important matter is to be noted. There is to be no snobbery in this new town. No part is set aside for houses for the well-to-do, but all kinds are erected in all parts, not with a view to suiting the social standing, but simply with a view to providing a sufficient number of rooms for different sized homes. This is a very important feature of the town-planning scheme. It means that the social amenities provided in common shall be used in common. The poor will not be quartered in narrow small streets with a restricted outlook while the rich enjoy the woods and finer avenues.

“ We ask our readers to imagine what it would mean to a woman with a small family about her to live in a home such as those we have put in our leaflet, *The Working Woman's House*, in a small town planned along these lines. With this illustration before them they can realize to the full the meaning of the Labour Party resolution passed at Nottingham.”



*Labour and Housing.*—The following resolution was adopted at the Labour Housing Conference at Derby on August 31st, 1918 :

“ That in order to meet the enormous shortage of houses, it is essential that the Government takes immediate steps to prepare a national housing and town building scheme for putting into operation at the end of the war ; that such a scheme should provide for overcrowding in the large towns being relieved by the establishment of new towns, and the reconstruction of the smaller existing towns on garden-city principles, which include the reservation of a stretch of open country all around, the building of houses (not exceeding twelve to the acre) adapted to local circumstances and soundly constructed, the provision of allotments, gardens, and small holdings, the erection of healthy factories, and the installation of the best modern industrial facilities ; by which means the best home and working surroundings will be secured at a rental within the means of wage-earners, and the social advantages of town life will be brought within reach of the rural workers ; land for this purpose to be compulsorily acquired at present rateable value without delay, and development financed by the State ; the whole enterprise in each case to be undertaken in conjunction with a Municipal authority.”

The resolution was in the name of the Amalgamated Society of Engineers, and was supported by the Derbyshire Miners' Association, and the National Union of Clerks. Mr. William L. Hare attended the Conference on behalf of the Association.



*Greater London Housing.*—The London County Council is calling a conference of the local authorities in the Greater London area on the 30th of this month to consider the question of housing after the war. A special sub-committee of the Association has prepared a Memorandum on the subject, which has been sent to all the local authorities concerned. The sub-committee consisted of Messrs. W. R. Davidge, F.S.I., Mr. H. V. Lanchester, R.F.I.B.A., Mr. Cuthbert Brown, A.M.Inst.C.E., and Mr. Warwick Draper and Mr. C. B. Purdom. The memorandum will appear in the next issue of the magazine.



# A NOTE ON THE TERM “GARDEN CITY”

BY HAROLD E. HARE

THE Garden City Movement, from the ideals which it sets up and the emotions which it kindles, is perhaps more beholden to imaginative art than to science for the terms it employs to recommend it, and hence it runs the risk of not only veiling but even hiding some features which are essential to its constitution. For this reason it is practical and profitable to examine from time to time the real composition and limits of a garden city, not only in order to maintain the standard of existing experiments, but to form a rule for new ones.

The rule of perfect definition is that things doubtful should be described in terms of things known, and the less reducible the latter are, the better is the definition. Judged by this test, the term *Garden City*, as a description of the kind of town its promoters are endeavouring to found, is loose and inadequate. For directly one examines those of its parts which seem to be known, one wants to know more about them. Assuming, however, that *city* is clear and irreducible, what does *garden* mean? In history it has stood for vast regions, the cradles of nations, for places beautiful by nature or beautified by art, and for places rich in fruits of the ground. Thus the hanging gardens of Babylon, the palm-groves of Jericho, the Prater of Vienna, the rose-lawns of Golder's Green or the cottage-plots of Knebworth all make some just claim to this multi-significant word; but unless they really exemplify some new relation in time and place between their rural and urban factors, and some distinct economic order within themselves, they are not in the Garden City movement as originally conceived. Letchworth, on the other hand, though admittedly in the movement, would appear to be out of it, so far as its description goes, for it fails to describe itself in terms adequate to its foundation principles, of which it is the unique example.

A description of Letchworth or its kind calls for at least three irreducible terms, one (a substantive) to denote its urban body, one (an adjective) for its rural belt, and one (also an adjective) for its radical economic principle. Because the latter is naturally invisible, and cannot be pointed out, like a red roof or a factory, from a passing train, it is all the more desirable that it should be affirmatively fixed in the definition. And yet Letchworth has lived well into its teens without being popularly known by its economic baptismal name! Of negative definitions, floating in the minds of the public, there have been more than enough, and nowhere more than in the only garden city have these latter done their obscurantist office. “A town without slums,” slates or publichouses, and with only a few silk hats, may be full of attractions for a time, but only its positive attributes can ensure it “a local habitation and a name.”

If, as seems probable, the combined genius of economists, grammarians and poets cannot invent a three-word term that will name the garden city objective better than the two-word term now in use, there is nothing to be done but to retain the latter, with its romantic advantages and disadvantages. But, as a set-off against its indefiniteness, it will be necessary to claim a patent in it, so to speak, and then to attribute to it its true intent and content, and to forbid its use by unqualified social practitioners. This Mr. Purdom (like Mr. Howard before him) virtually did in a paper recently read at Letchworth. Leaving the quest of a short title for the



proposed new polities, he reduced their main ideas to a three-clause definition, which can hardly be improved :

“ A garden city is a small town organized for modern industry ; of a size that makes possible a full measure of social life ; surrounded by a permanent belt of rural land ; the whole of the land being in public ownership.”

Here the first and second clauses embody that partnership between industry and agriculture which results in the “ synthetic town,” a scientifically happy expression, but one ill-adapted for use in an after-the-war general election. The final clause, which Mr. Purdom admits might be made to read *municipal* instead of *public* ownership, obviously embodies the fructifying factor in the experiment. And beyond its economic result, which is to secure to the public the benefits of the increment in land value, there lies the civic result, which by placing responsibility upon the public, turns the community from a mere nursery into a genuine polity.



*Testimony from America.*—The following extract is taken from the current issue of *Landscape Architecture*, the official organ of the American Society of Landscape Architects, and the foremost journal of its kind in the world. It follows a review of the new edition of Mr. Raymond Unwin’s *Nothing Gained by Overcrowding* :

“ Especial interest attaches itself to the pamphlet because of Mr. Unwin’s latest opportunities of expression in the new munitions towns ; and the republication is another evidence of the widening influence of the Garden Cities and Town Planning Association, to whose unceasing and untiring labour—at first little recognized but now coming to its own—we, as well as the British, owe much.”

A letter from Mr. W. W. Kincaird, President of The Spirella Company, Inc., Niagara Falls, U.S.A., to Mr. Ewart G. Culpin, dated August 9th, 1918, will be read with interest in connection with the above. The following are extracts only from a long and appreciative letter :

“ Amidst all the stirring scenes of present-day activity, you have not forgotten, I am sure, your visit to Niagara Falls, and the lecture delivered before the Board of Trade here upon your American tour. . . .

“ An immense amount of war work is being done at Niagara Falls on account of the electro-chemical and abrasive industries here, some of which I believe you visited while here. These industries have grown immensely of late, and on account of the great demand for labour there is a big demand for housing, and the United States government has appropriated \$1,250,000 to the city of Niagara Falls for the housing of war labourers. Mr. John Nolen, who prepared our city plan, has been assigned here by the government as city planner and supervisor for laying out the extension to our city for the erection of the war workers’ houses. . . .

“ I want to thank you on behalf of all of those interested in town planning here for the inspiration and start which you gave us by coming here and lecturing to us. I know that in doing so I am voicing the feelings of hundreds of Niagara Falls citizens. The co-operation on behalf of our citizens and the keen interest felt in civic affairs as well as in war work and national and international problems, in which every municipality must take part and bear its share, have been developed through our new commercial organization.”



## A PHYSICAL CENSUS AND ITS LESSON

SOME interesting results of the work of the Medical Department of the Ministry of National Service, given in an article in the *British Medical Journal*, September 28th, 1918, under the above heading, are worth noting. They provide reliable evidence of the physical condition of the people, and the deductions to be drawn from them should not be overlooked by the workers in our new campaign.

Between January 1st and August 31st, 1918, says the *Journal*, the number of medical examinations conducted by the National Service Medical Boards in Great Britain amounted to 2,080,709. Of the two million men examined, not more than 36 or 37 per cent. were placed in Grade 1—that is, approximately, only one in every three had attained the normal standard of health and strength, and was capable of enduring physical exertion suitable to his age; the remainder—more than a million and a quarter—did not reach this standard. The suggestion has been made that the low proportion of fit men among those examined during this period is due to the fact that only the leavings of the population were under review. Analysis of the records available, however, shows that this is not the case, and that as a fact the men examined constituted a fair sample of the male population between the ages of 18 and 43, and a smaller proportion of the more fit between 43 and 51. We are told, further, that the experience of the boards medically examining women for national work, corresponds broadly to that of the National Service Medical Boards examining men. Such evidence points only too clearly to a deplorably low state of national health.

While it has not yet been possible to work out the details of this great mass of medical examinations, the preliminary results indicate that preventable disease is responsible for the bulk of these physical disabilities, and demonstrate the ravages which industrial life has made upon our real national capital—the health and vigour of the population. Too little food, too long hours of work, too little sleep, too little fresh air, too little play, too little comfort in the home, are evidently the chief factors concerned in producing this mass of physical inefficiency with all its concomitant human misery and direct loss to the country. To take effective measures on the broadest lines to remedy this condition of things is a most urgent duty. . . . The State in the future may do something, especially in relation to the last of the evil influences enumerated above, for it seems to be acknowledged that the capital necessary for proper housing cannot be provided by private enterprise; but the remedy for the other evils must be sought in a closer and more friendly understanding between employers and employed. . . . It is by no means hopeless to expect employers to respond to a reasoned appeal. Although real improvement can hardly be expected for one or two generations, the foundations of a better national physique can be laid at once.



J. E. HUTTON.—*Welfare and Housing*. This is a very useful little book dealing with general welfare work and housing in connection with the factories owned by Messrs. Vickers Ltd. The chapters dealing with housing and motor transit are exceptionally interesting. Twelve illustrations; 192 pp. Longmans Green. 5s. net.



# CIVIC SPIRIT IN HOUSING

AN interesting housing conference at Chesterfield, in Derbyshire, was reported in the *Daily News*, September 7th, 1918. It was purely local, and it revealed in an industrial community of 40,000 people precisely the spirit of goodwill and public opinion without which there can be no adequate solution of the problem.

The Mayor (Sir Ernest Shentall) had sent out invitations to over 200 branches of trade unions and friendly societies, churches, chapels, education associations, and social agencies. Virtually all the invitations were accepted. The representation was as follows :

Trade Union Delegates	..	..	..	..	..	..	63
Friendly Societies	..	..	..	..	..	..	48
Religious Organizations	..	..	..	..	..	..	37
Adult School, W.E.A., etc.	..	..	..	..	..	..	12
Women's Associations	..	..	..	..	..	..	25
Co-operative Societies, Chambers of Trade, Civic Guild, etc.	..	..	..	..	..	..	16
Movers and Secondors of Resolutions (other than delegates)	..	..	..	..	..	..	3
Conference Committee	..	..	..	..	..	..	8
Members of Housing Committee of Corporation specially invited	..	..	..	..	..	..	15
Special applications for tickets	..	..	..	..	..	..	10
Total							237

Every facility was given for the frank and free outlet of the opinion of the working people who have to live in the houses which are to be built. The Chairman of the Borough Housing Committee readily accepted a desire, put forward insistently, that the plans of local schemes should be on view in a public place, and that suggestions and wishes of the working housewife should be considered before plans are approved.

The key note was struck by Mr. Frank Hall, general secretary of the Derbyshire Miners' Association, which has 40,000 members, many of whom are housed (mainly outside the borough) in shocking conditions, second only, perhaps, to those in some parts of County Durham. "On housing," he said, "we must drop party and come together. It is a question that touches every one of us, and we must get on with it." The Conference agreed, and took steps essential to that end.

The resolutions included one assuring the local authority of loyal co-operation and support in dealing with the question, on the ground that no progress can be made without a well-informed and an intelligent public opinion to back up the efforts of the administrative body.

Study circles are to be formed ; further conferences, as well as lectures and public meetings, are to be held with the ultimate idea of establishing an Advisory Housing Council to work alongside the municipal authorities in raising the standard of the housing conditions in the borough.

In this way Chesterfield is giving a lead of a kind that would seem to fit the circumstances and the needs of the many non-county boroughs and the urban districts, and perhaps the smaller country boroughs.



## BOOKS TO READ

**I**N continuation of the list of books given in the last number of the Magazine, we now give the following. All current books on housing are supplied by the Publishing Department. Orders must be accompanied by remittance, including postage.

*The Town Plan and the House.* By Thompson and Allen. (Garden Cities and Town Planning Association, 1916.) 1s. 6d., postage 3d. An argument for town planning prior to the preparation of housing schemes, with some interesting illustrations.

*The Cheap Cottage and the House.* By J. Gordon Allen. (Garden City Press, 1913.) 2s. 6d., postage 6d. A handbook of economical building of small houses, especially for rural districts.

*Where the Great City Stands.* By C. R. Ashbee. (Essex House Press, 1918.) 21s., postage 9d. A study of civics and an attempt to show what lies behind the city life of the time. With many illustrations and diagrams.

*Report on the Mortalities of Birth, Infancy and Childhood.* (Medical Research Committee of the National Health Insurance, 1917.) 1s. 6d., postage 3d.

*Interim Report of the Committee on Adult Education.* Industrial and social conditions in relation to adult education. (Cd. 9107.) 3d., postage 2d. This report declares that if education in the broad meaning of the term is to become a reality, certain definite conditions of life are indispensable. Housing and industrial conditions are discussed at length.

*Women's Housing Sub-Committee* (Ministry of Reconstruction.) First interim report. (Cd. 9160.) 1d., postage  $\frac{1}{2}$ d. A valuable report on housing from the standpoint of the housewife.

*Cantor Lectures on Civic Architecture and Town Planning.* By Professor Beresford Pite, F.R.I.B.A. (W. Clowes & Sons, 1917.) 1s., postage 2d. In this pamphlet, which consists of four lectures delivered last year before the Royal Society of Arts, the author reviews the development of civic architecture and town planning from 3000 B.C. to the present day. In the last chapter a fine appeal is made for treating Greater London as a special problem and the appointment for this purpose of a suitable central authority.

*The Architectural Record.* (Architectural Record Co., New York.) 35 cents a copy; 3 dollars a year. Recent issues of this illustrated magazine have contained details of new American Garden Villages. An article by Mr. Lawrence Veiller appears in the May issue, describing Sawyer Park Garden Village. This village, which was developed in 1917, is in the opinion of Mr. Veiller, the best thing in industrial housing that has thus far been done in the United States, and is the closest approach that has been made to the best English garden village development.

*Landscape Architecture.* Quarterly. Landscape Architecture, Inc., Harrisburg, Pa. 50 cents a copy; 3 dollars a year. The April number is specially devoted to housing, and contains a valuable article on Community Development in War-time by Mr. Thomas Adams. Mr. Adams makes an eloquent plea for the development of new towns in the United States instead of adding to the existing towns, and points out that as the United States Government has already agreed to spend 100,000,000 dollars on housing; advantage should be taken of this to create new towns, particularly as many new industries are being created.



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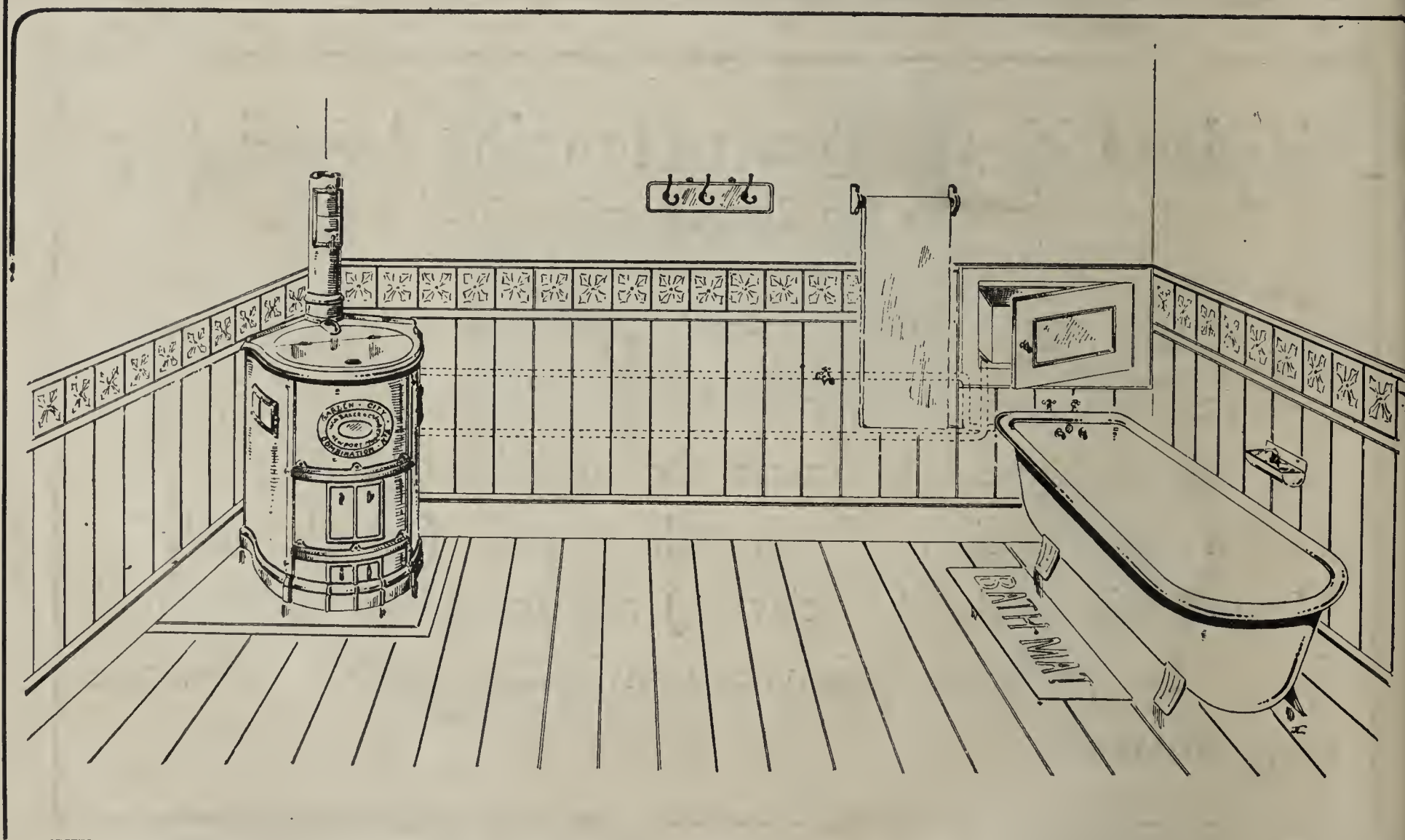
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